



26 Brandling Place South
Jesmond



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A Stylish & Well Presented Mid Terraced Home Boasting Three Double Bedrooms, Three Bathrooms, Three Generous Reception Rooms, Kitchen, Downstairs WC/Utility, Private Front South Facing Garden & Rear Courtyard!

Brandling Place South is ideally located within Brandling Village Conservation Area and is within walking distance of Newcastle and Northumbria Universities, The Royal Victoria Infirmary, some of the region's finest independent schools, a wide variety of cafés and shops (including Waitrose) on Clayton Road and Acorn Road, and Newcastle City Centre itself, with Exhibition Park and the Town Moor for walks. There are regular public transport links to the city centre, as well as two Metro Stations close by.

Boasting in excess of 2,100 sq.ft, the internal accommodation comprises: Entrance porch | Entrance hallway with staircase leading up to the first floor and down to the basement | Generous front living room with sash window, alcove storage and feature fireplace | Dining room to the rear, again with feature period fireplace and alcove storage | Utility room/ground floor WC | Contemporary kitchen with a range of fitted units, skylight and access onto the rear courtyard garden. The staircase then leads down to the basement and onto a further reception room, which is currently utilised as a lovely study with bespoke fitted cabinetry | Large storage cupboard.





The staircase leads from the ground floor up to the first floor split level landing and offers access onto a substantial main family bathroom with modern four piece suite | The principal bedroom measures the full width of the property and enjoys dual sash windows with southerly facing aspect, as well as two storage cupboards and fitted cabinetry.

The staircase then continues up to the second floor and onto two further bedrooms | Bedroom two offers a double bedroom to the rear, with ensuite shower room WC | Bedroom three is a further large double bedroom with mezzanine level and ample fitted storage | Ensuite shower room WC.

Externally, the property is approached via a beautifully presented front south facing garden, which is laid partially to a paved patio terrace and partially to lawn | To the rear is an enclosed courtyard with access onto two useful storage cupboards, as well as direct access onto the rear service lane.

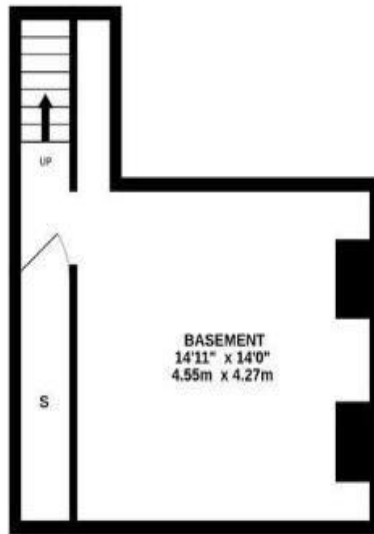
Benefitting from an abundance of period Georgian charm throughout and offered to the market with No Onward Chain, early viewings are strongly encouraged to avoid disappointment!

Services: Mains gas, electricity, water & drainage | Tenure: Freehold | Council Tax: Band G | EPC: Rating E

Price Guide: Offers Over £675,000



BASEMENT
273 sq.ft. (25.3 sq.m.) approx.



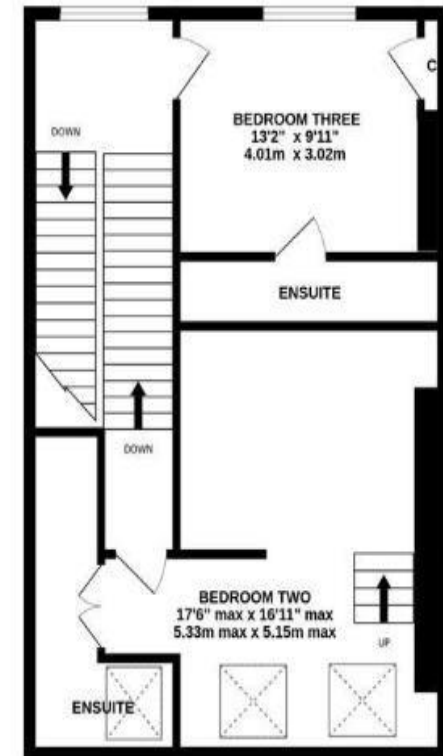
GROUND FLOOR
704 sq.ft. (65.4 sq.m.) approx.



1ST FLOOR
576 sq.ft. (53.5 sq.m.) approx.



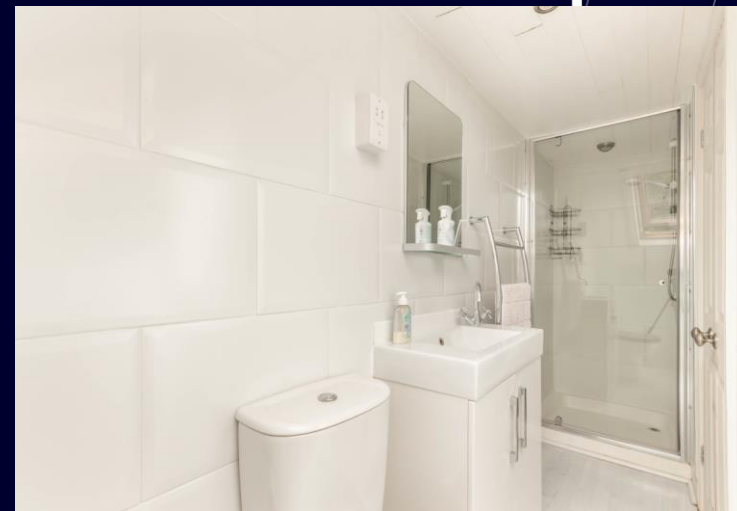
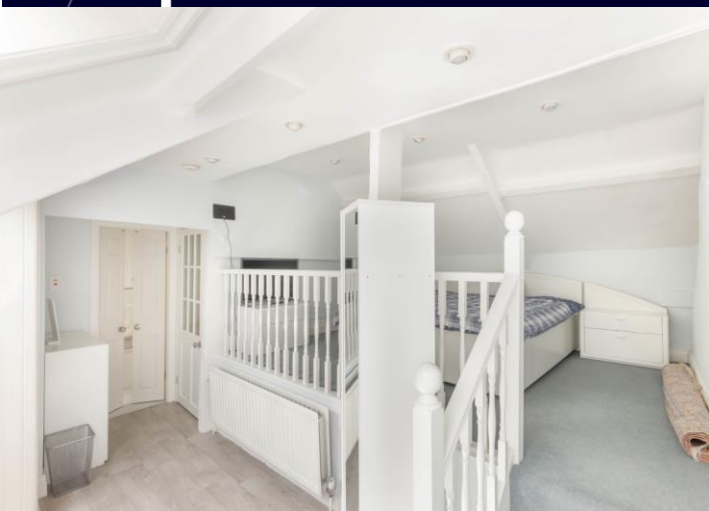
2ND FLOOR
596 sq.ft. (55.4 sq.m.) approx.



TOTAL FLOOR AREA : 2149 sq.ft. (199.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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