



## SUPER STYLISH UPPER FLOOR

MAISONETTE with OPEN PLAN LIVING and PRIVATE SOUTH FACING REAR YARD! This fully refurbished and well presented upper floor maisonette is ideally located on the south backing side of Wolseley Gardens, Jesmond Vale. Wolseley Gardens, positioned within striking distance to Jesmond Dene, local shops, cafe's and restaurants within Jesmond itself and also within close proximity to both Heaton and Newcastle City Centre.

Boasting over 1,100 Sq ft, the accommodation briefly comprises: entrance porch through to entrance hall with stairs to first floor landing; sitting room with walk in bay and spot lighting; an impressive 20ft open plan kitchen diner with a range of fitted units, work surfaces, some integrated appliances, breakfasting bar, spot and hanging lighting ad dual windows; utility room; shower room complete with three piece suite and spot lighting bedroom two To the second floor, bedroom one, a full width room measuring 20ft with four sky lights, spot lighting and access to an en-suite shower room complete with three piece suite and sky light.

Externally, a delightful enclosed and private rear yard, facing south with raised decking, wall and fence boundaries and access to the rear service lane. Early viewings are essential to avoid disappointment.

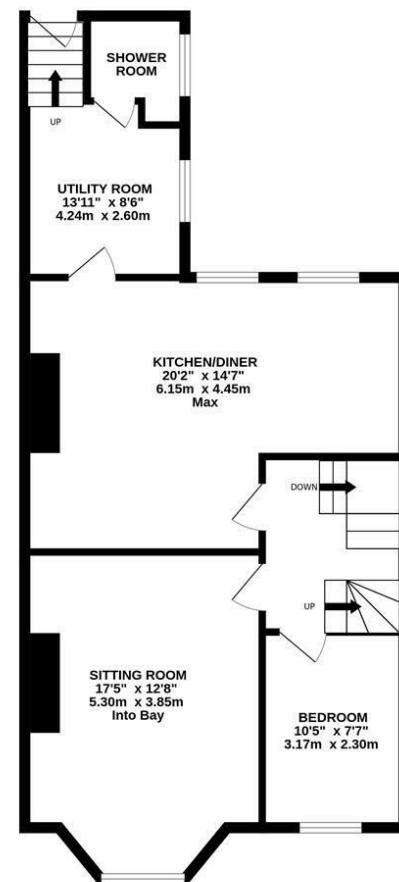
Super Stylish Upper Floor Maisonette | 1,119 Sq ft (104.0m<sup>2</sup>) | Two Bedrooms | Sitting Room | Impressive 20ft Kitchen Diner | Utility Room | Shower Room | En-Suite Shower Room | South Facing Rear Yard | GCH & DG | Leasehold - Tyneside Lease with Peppercorn Rent | Council Tax Band B | EPC: D

**Offers Over £260,000**

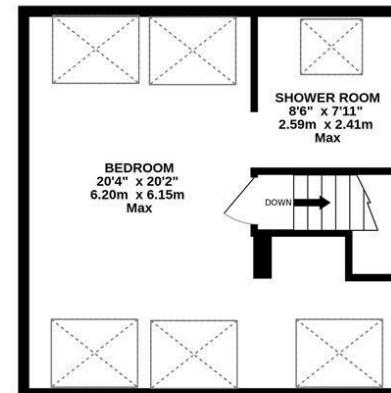
**IMPORTANT NOTE:** These particulars and the descriptions and measurements herein do not constitute representation and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.



FIRST FLOOR  
711 sq.ft. (66.0 sq.m.) approx.



SECOND FLOOR  
408 sq.ft. (37.9 sq.m.) approx.



TOTAL FLOOR AREA: 1119 sq.ft. (104.0 sq.m.) approx.  
Whilst every attempt has been made to ensure accuracy of the measurements contained here, measurements of doors, windows, rooms and any other items are approximate only 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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