



# 22 Tankerville Terrace

Jesmond, Newcastle Upon Tyne



## 22 Tankerville Terrace, Jesmond, Newcastle Upon Tyne, NE2 3AJ

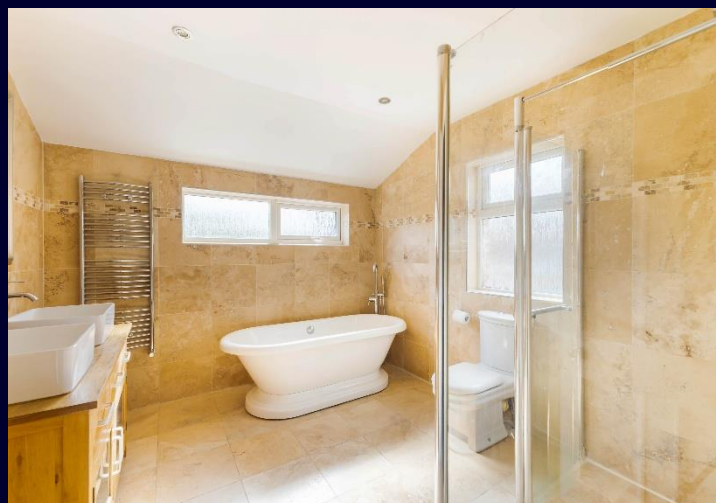
Superb Semi Detached Family Home Enjoying Two Generous Reception Rooms, Extended Kitchen/Diner, Four Bedrooms, Two Bathrooms, Double Length Garage & Private Lawned Garden!

Boasting a prime position within the Brandling Conservation Area, this fantastic period property is ideally situated on Tankerville Terrace, Jesmond. Tankerville Terrace, which is a beautiful leafy street, is perfectly placed within the very heart of Jesmond and offers direct access to the popular shops, cafes and amenities of Clayton Road and Jesmond Metro Station which is only a short walk away providing excellent links throughout the Region.

The property is well located only a short walk from Newcastle City Centre, the RVI Hospital and both Newcastle and Northumbria Universities, as well as Exhibition Park offering direct access to open green spaces.

The internal accommodation comprises: Entrance vestibule | Reception hallway with staircase leading up to the first floor | Generous front sitting room with feature bay window, ornate corncing and period fireplace | Double doors connect through to the rear reception room, offering glazed bi-fold doors onto the gardens | Extended kitchen/diner, placed to the rear, with a range of integrated appliances | Ground floor WC.





The staircase leads up to the first floor landing and onto three bedrooms | The principal bedroom offers a large double room to the front of the property | Bedroom two is a further double room | Bedroom three offers a single/study | Family bathroom with contemporary four piece suite.

The staircase continues up to the loft conversion and onto a fourth bedroom, which is a further double room, with ensuite shower room WC | Separate attic room used as a Dressing Room.

Externally, the property offers a double length garage to the side | Private rear garden, laid partially to lawn and partially to a slate paved patio terrace. The property further benefits from a new main roof and has been redecorated throughout.

Offered to the market with no onward chain, early viewings are strongly encouraged!

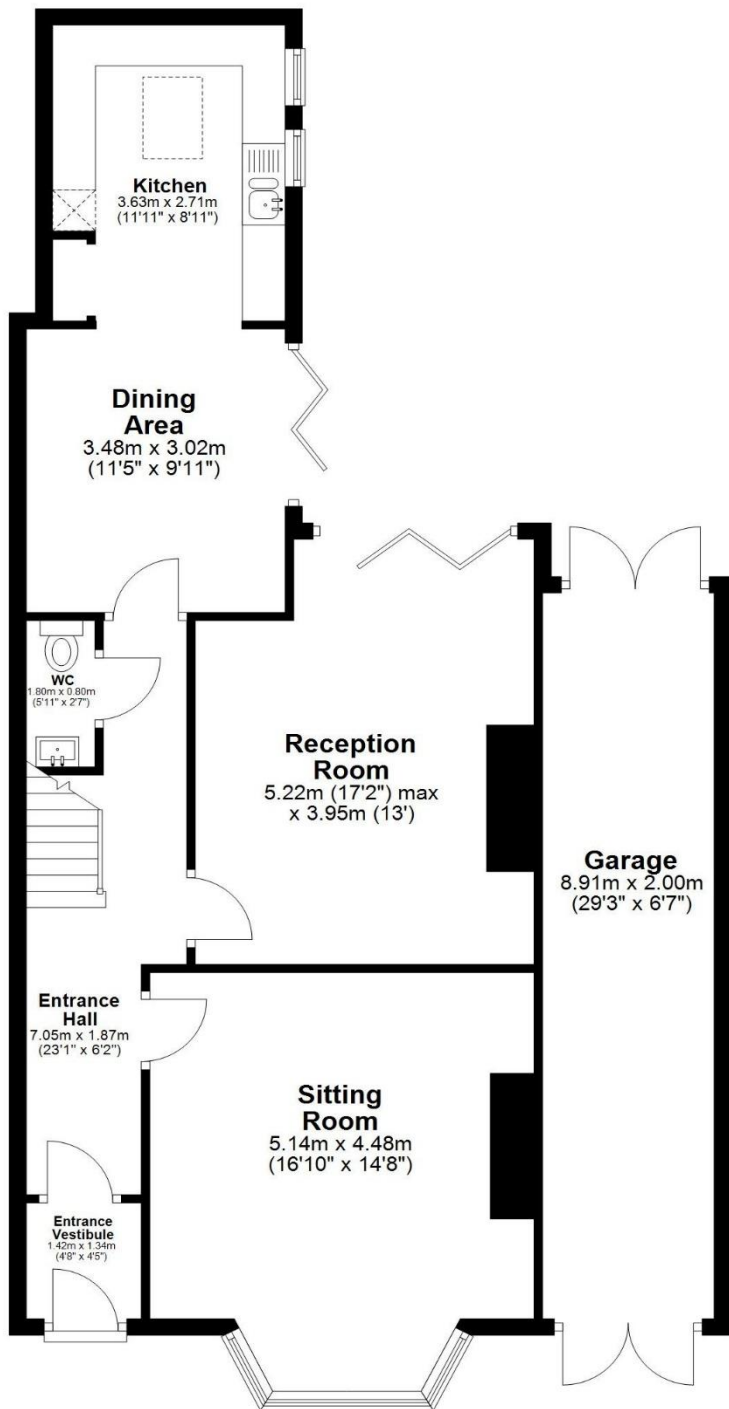
Services: Mains gas, electricity, water & drainage | Tenure: Freehold | Council Tax: Band D | EPC: Rating D

**Price Guide: Offers Over £650,000**



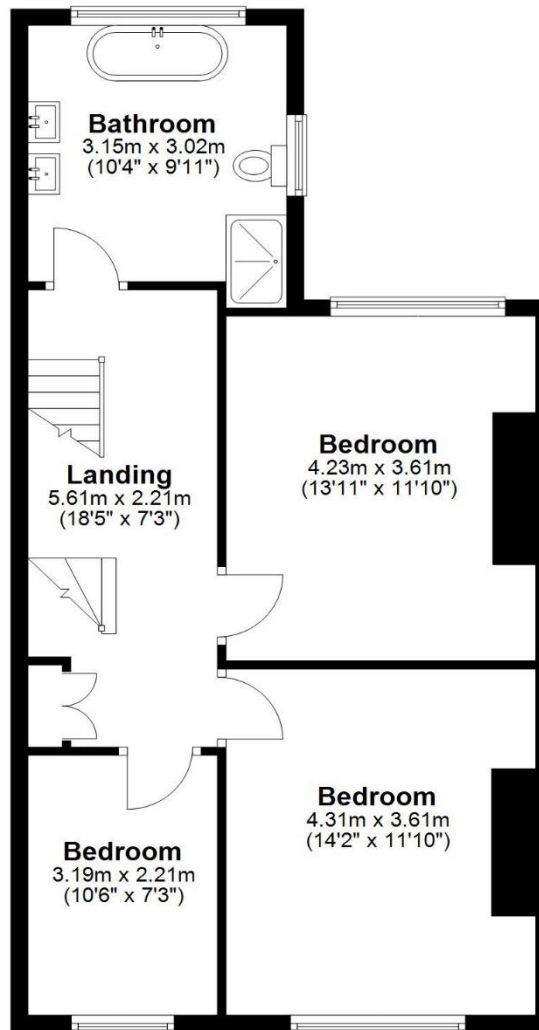
## Ground Floor

Approx. 95.2 sq. metres (1024.8 sq. feet)



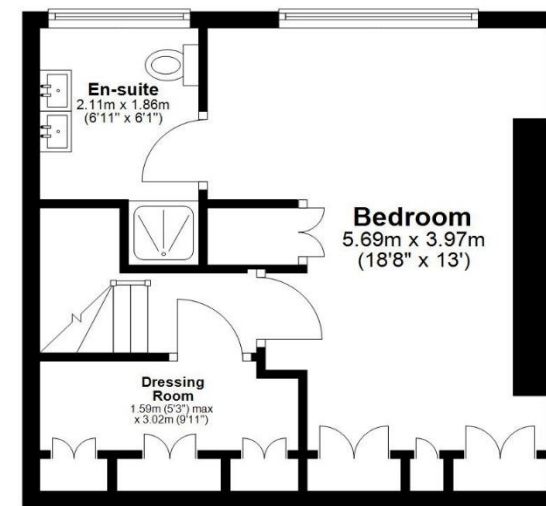
## First Floor

Approx. 61.8 sq. metres (665.1 sq. feet)



## Second Floor

Approx. 33.7 sq. metres (362.3 sq. feet)



Total area: approx. 190.6 sq. metres (2052.1 sq. feet)

**22 Tankerville Terrace, -**





# SANDERSON YOUNG

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