

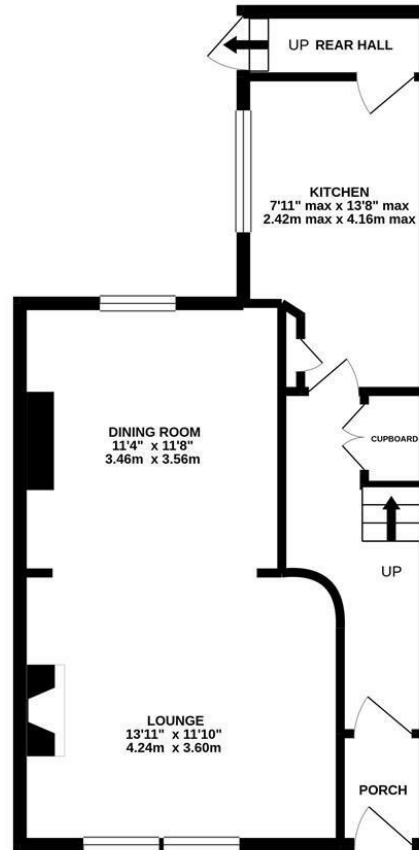


Period Terrace with No Onward Chain located within Brandling Village Conservation Area! This three bedroom terrace property is ideally located on Clayton Park Square, Jesmond. Clayton Park Square, placed just off Clayton Road, is situated within close proximity to the local shops, amenities and cafes whilst also being within striking distance of Jesmond Metro Station, providing excellent transport links into Newcastle City Centre and throughout the region.

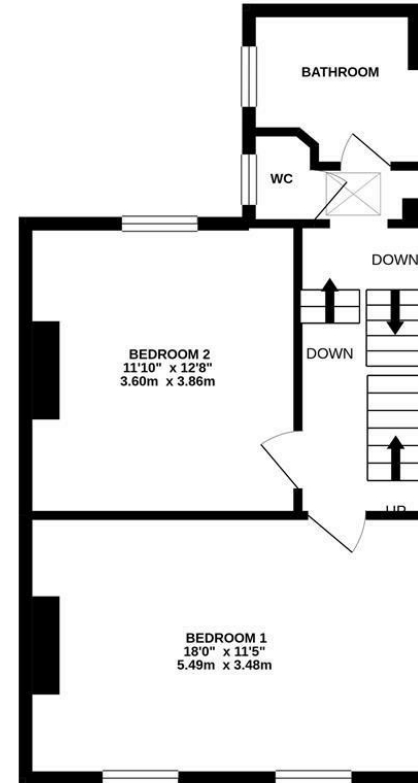
Boasting close to 1,300 Sq ft, the accommodation briefly comprises: Entrance porch through to entrance hall; open plan lounge with feature fireplace through to dining room; kitchen with fitted wall and base units together with work surfaces, storage cupboard, a door to the rear hall providing access to the rear courtyard. The first floor landing gives access to two double bedrooms, bedroom one measuring 18ft and occupying the full-width of the property; family bathroom and separate WC. The extended second floor landing gives access to bedroom three, with two Velux windows and separate storage. Externally the property benefits from a private rear courtyard with walled boundaries and gated access to the rear service lane. Double glazed throughout, with gas 'Combi' central heating and no onward chain, an internal inspection is essential.

Period Mid-Terrace | 1,276 Sq ft (118.5 m2) | Three Double Bedrooms | Full-Width Bedroom (18ft) | Open Plan Lounge Dining Room | Kitchen | Rear Hall | Bathroom & Separate WC | Private Rear Courtyard | Brandling Village Conservation Area | Excellent Location | No Onward Chain | GCH & DG | EPC Rating: Tbc

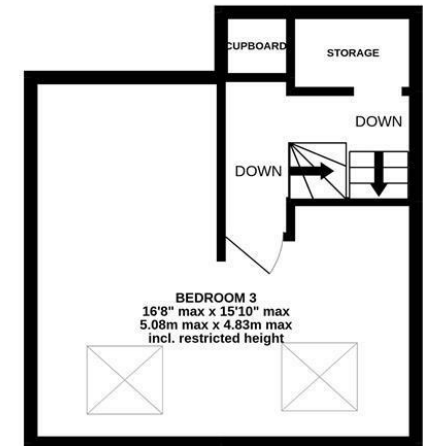
GROUND FLOOR
503 sq.ft. (46.7 sq.m.) approx.



1ST FLOOR
484 sq.ft. (45.0 sq.m.) approx.



2ND FLOOR
289 sq.ft. (26.9 sq.m.) approx.



TOTAL FLOOR AREA : 1276 sq.ft. (118.5 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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Offers Over £300,000

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.

