



8a Granville Road
Jesmond



8a Granville Road, Jesmond, Newcastle Upon Tyne, NE2 1TP

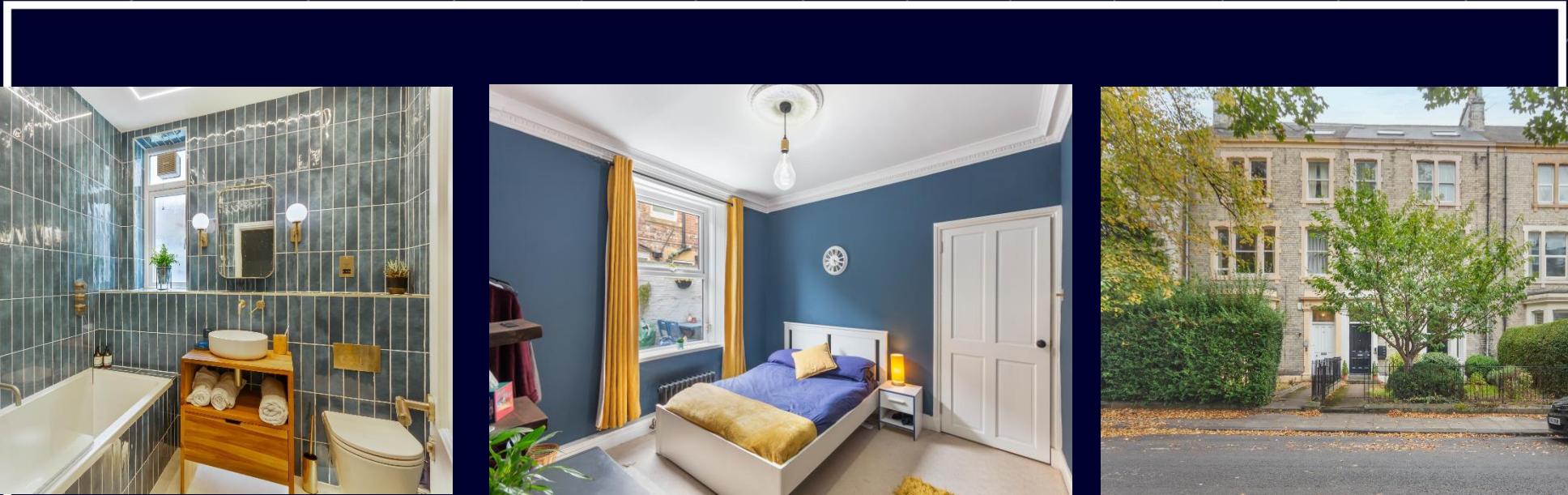
Beautiful Victorian Conversion Apartment Situated within South Jesmond Conservation Area, Boasting an Abundance of Period Charm with a Lovely Lounge/Diner, Kitchen/Breakfast Room, Contemporary Refitted Bathroom, Two Double Bedrooms plus Study with Private West Facing Front Gardens, Private Enclosed Rear Courtyard & Offered to the Market with No Onward Chain.

This excellent conversion apartment is ideally positioned to the ground floor of this sensitive Victorian conversion that is located on Granville Road, Jesmond. Granville Road, which is tucked just off from Jesmond Road and Fernwood Road, is perfectly placed to provide direct access into central Jesmond with its shops, cafes and restaurants.

The apartment is also located only a short walk from Jesmond Metro Station and Newcastle City Centre, Northumbria University and is is also equidistant from both the RVI and Freeman hospitals.

Offered to the market with no onward chain, the internal accommodation comprises: Communal entrance hall with secure entry phone system | Private access at the ground floor level | Entrance hall with under stairs store cupboard | Lovely lounge/diner with west facing walk in bay window, tall ceilings and period fireplace | Bedroom one, which is a generous double room, enjoys a large picture window overlooking the rear courtyard.





The hallway then leads through to the rear of the apartment and gives access to a rear hallway which in turn leads to a stylish, refitted bathroom with three piece suite and feature lighting | Kitchen/breakfast room with door leading to the rear courtyard | Bedroom two is a comfortable double with south facing window over-looking the rear courtyard and a door leading to a great study space (there is an easy opportunity to create a third bedroom here should it be desired).

Externally, the apartment benefits from owning and having sole use of the front garden which is laid mainly to lawn and is west facing with well stocked borders and wrought iron railings. The rear courtyard is well presented and offers a lovely entertaining space with stone flooring, Swedish style wood fired hot-tub, timber constructed store with gated access onto the rear service lane.

Boasting almost 1,110 Sq ft of internal living space, this superb ground floor garden apartment offers one of the best garden apartments in Jesmond and early viewings are strongly advised.

Please note: The hot tub, the fridge, dishwasher and washer are available by separate negotiation.

Services | Mains; Electricity, Gas, Water | Tenure; Leasehold | Lease Term Remaining; 962 Years | Service Charge: N/A | Council Tax; Band B | EPC Rating; D

Price Guide: Offers Over £310,000

Ground Floor
Approx. 98.9 sq. metres (1064.6 sq. feet)





SANDERSON YOUNG

Regional Gosforth Office
95 High Street | Gosforth
Newcastle upon Tyne | NE3 4AA
gosforth@sandersonyoung.co.uk
0191 213 0033