

1A Main Street, Ponteland,
Newcastle Upon Tyne, NE20 9NH

Tel: 0191 2511189

Web: www.tp-property.co.uk

Email: info@tp-property.co.uk

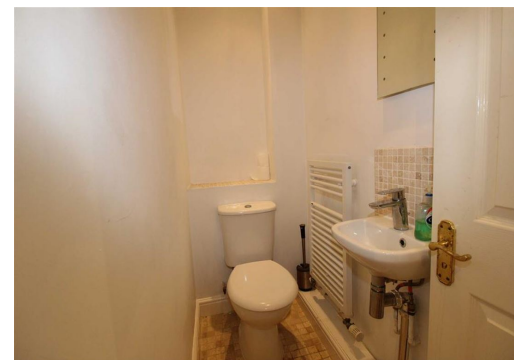
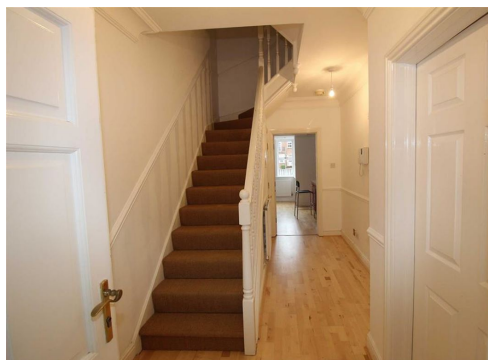


Trading Places



Princess Mary Court, Jesmond - £410,000

- Modern Townhouse Situated in Highly Sought After Area
- Open plan Dining Kitchen, Study, Cloaks/w.c. Utility Room
- Lounge to First Floor along with Master Bedroom. In Addition Three Bedrooms and Family Bathroom
- Garage and Gardens



Whitley Bay Tel: 0191 251 1189



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Princess Mary Court, Jesmond

Trading Places are privileged to welcome to the market this lovely modern four bedroom townhouse situated in Princes Mary Court, a highly sought after private residential development, in the heart of Jesmond. Originally the Princess Mary Hospital, this unique development, accessed via video security gates, with secluded tranquil courtyard gardens, offers a combination of luxury apartments and houses and is ideally situated with local shopping facilities, amenities and bistro restaurants within easy reach and those venturing further afield, easy access to transport links for Newcastle city centre and Coastal routes. The property offers spacious versatile accommodation spread over three floors and benefits from double glazing, gas central heating, security alarm system and briefly comprises: entrance hallway, cloaks wc, study to the front, open plan dining kitchen fitted with a range of contemporary style units and central island and having access to the rear garden (which overlooks the central court yard garden), utility and office/study to the front. To the first floor there is a spacious lounge with door leading out to a small balcony which overlooks the central court garden, master bedroom with built in double robes and en suite shower room/wc. To the second floor there are a further three bedrooms and a bathroom/wc. Externally, there are front and rear gardens and there is a detached garage with driveway parking. Viewing is strongly recommended, as very rarely do these unique properties become available. Viewings are by appointment - please call our branch on 0191251 1189. EPC Rating C.

Entrance hallway

Wood panelled front entrance door, wood flooring, dado rail, coving to the ceiling, under stair cupboard, telephone point and radiator.

Study 2.72 x 2.95 (8'11 x 9'8)

Two double glazed windows to the front, radiator, coving to ceiling, dado rail and wood flooring.

Cloaks/wc

Low level wc, wash hand basin, heated towel rail, tiled flooring, coving to ceiling, extractor fan and spot lights to ceiling.

Open Plan Dining Kitchen 4.70 x 3.24 (15'5 x 10'8)

Fitted with a range of modern high gloss wall and base units with work surfaces, built in double electric oven housed in tower unit, five burner gas hob with extractor over, central island with work surfaces, double glazed box bay window to the rear, double glazed window and half glazed door to the rear - all of which provide excellent natural lighting, one and a half bowl sink and drainer with mixer taps, tiled splash backs, two radiators, wood flooring, coving to the ceiling, spot lighting to the ceiling and archway to utility area.

Utility Area 1.54 x 1.59 (5'1 x 5'3)

Wood flooring and radiator.

First Floor Landing

Radiator, coving to ceiling, dado rail, spot lighting to ceiling, stair case to second floor and door off to:

Lounge 4.16 x 4.66 (13'8 x 15'3)

Double glazed window and double glazed door to balcony which overlooks the rear courtyard garden, plaster fire surround with marble inset and hearth incorporating a living flame gas fire, coving to ceiling, ceiling rose, wood flooring, television point, telephone point and two radiators.





Master Bedroom 2.77 x 4.00 (9'1 x 13'1)

Two double glazed windows to the front, two double built in wardrobes, coving to ceiling, radiator, wood flooring, television point and door to en suite.

En Suite

Three piece suite comprising corner shower cubicle with plumbed shower, low level wc, pedestal wash hand basin, heated towel rail, tiled flooring and extractor fan.

Second Floor Landing

Coving to ceiling, dado rail, access via loft ladder to boarded roof space with power and lighting (providing excellent additional storage space).

Bedroom 2 3.97 x 2.93 (13'0 x 9'7)

Two double glazed windows to the front, two built in double wardrobes, radiator, coving to ceiling, wood flooring and television point.

Bedroom 3 3.92 x 2.06 (12'10 x 6'9)

Double glazed window to the rear, wood flooring, radiator and coving to the ceiling.

Bedroom 4 2.39 x 2.53 (7'10 x 8'4)

Double glazed window to the rear, wood flooring, radiator and coving to the ceiling.

Bathroom/wc

Three piece white suite comprising of panelled bath with mixer shower taps, pedestal wash hand basin, low level wc, extractor fan, coving to ceiling, tiled flooring, half tiled walls, heated towel rail and spot lighting to ceiling.

Externally

The front garden is mainly lawned and enclosed by wrought iron railings to front and side. The rear garden is also mainly lawned with wrought iron boundaries and gated access to the beautifully maintained, tranquil communal courtyard.

Garage and drive

Detached garage and block paved drive to the front.

Disclaimer. These particulars are believed to be accurate but they are not guaranteed and do not form a contract. These particulars are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Any floorplans on this brochure are for illustrative purposes only and are not necessarily to scale.



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