

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

Tel: 0191 2511189

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Trading Places



Granville Gardens, Jesmond - £149,950



Whitley Bay Tel: 0191 251 1189



Email: info@tp-property.co.uk



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Granville Gardens, Jesmond

Trading Places are delighted to bring to the market for sale this stunning, larger than average, one bedroom ground floor flat, with double glazing and gas central heating situated in a fantastic position, overlooking the village green with Holy Trinity Church as the backdrop and within walking distance to a good selection of local shops, vibrant restaurants & cafes as well as having easy access to transport links and routes into Newcastle town centre. The property is offered for sale to investors only, as currently tenant and provides an excellent property to add to a portfolio. This generously proportioned property offers spacious living and has retained some period features including a beautiful marble open fireplace in the lounge and briefly comprises; communal entrance, entrance lobby, spacious lounge with feature open fireplace, breakfasting kitchen with open chimney recess and built in appliances, large double bedroom to the front and bathroom/wc. To the rear there is a shared rear yard with access to the rear lane. Viewing is highly recommended and can be arranged through our branch on 0191-2511189. Please call to arrange an appointment. EPC Rating C.

Communal Entrance Inner Lobby

Wood panelled door, dado rail, coving to ceiling, half glazed door, glazed side panels, decorative plaster corbels, stairs to upper floors, private door off to this ground floor flat.

Entrance Lobby

Timber door, cloaks area and doors to bedrooms and lounge.

Lounge 14' 2 x 15' 4 (4.27m 0.05m x 4.57m 0.10m)

Double glazed window to the rear elevation, chimney breast and alcoves with superb period marble and slate fireplace surround with cast insert and open grate fire, coving to ceiling, picture rail, radiator, built in under stairs storage cupboard, television point and door to:

Kitchen 12' 10 x 10' 7 (3.66m 0.25m x 3.05m 0.18m)

Fitted with a range of light wood base units with roll top work surfaces, single sink and drainer, gas cooker point, wall mounted boiler for the gas central heating, double glazed window to the side, open chimney recess, radiator, laminate flooring and door to:

Inner Lobby

Door to side to access to rear yard. Laminate flooring and door to:

Bathroom/wc

Three piece white suite comprising panelled bath with electric shower over, pedestal wash hand basin, low level wc, double glazed frosted window to the side, tiled flooring, part tiled walls and radiator.

Bedroom 14' 2 x 17' 7 (4.27m 0.05m x 5.18m 0.18m)

Double glazed bay window to the front elevation, chimney breast and alcoves, radiator, coving to ceiling and picture rail.

Externally

At the front of the property is a small town garden with hedging and pedestrian access. At the rear is a shared, good sized, rear yard with high walled boundaries and gated access to rear service lane.



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