



22b Granville Road

Jesmond



22b Granville Road, Jesmond, Newcastle upon Tyne NE2 1TP

Offers Over £325,000

Substantial & Stylish Conversion Apartment Boasting an Open Plan Kitchen/Diner, Three Bedrooms, Two En-Suites, Allocated Off Street Parking Space & Ideally Located within the Delightful South Jesmond Conservation Area with No Onward Chain!

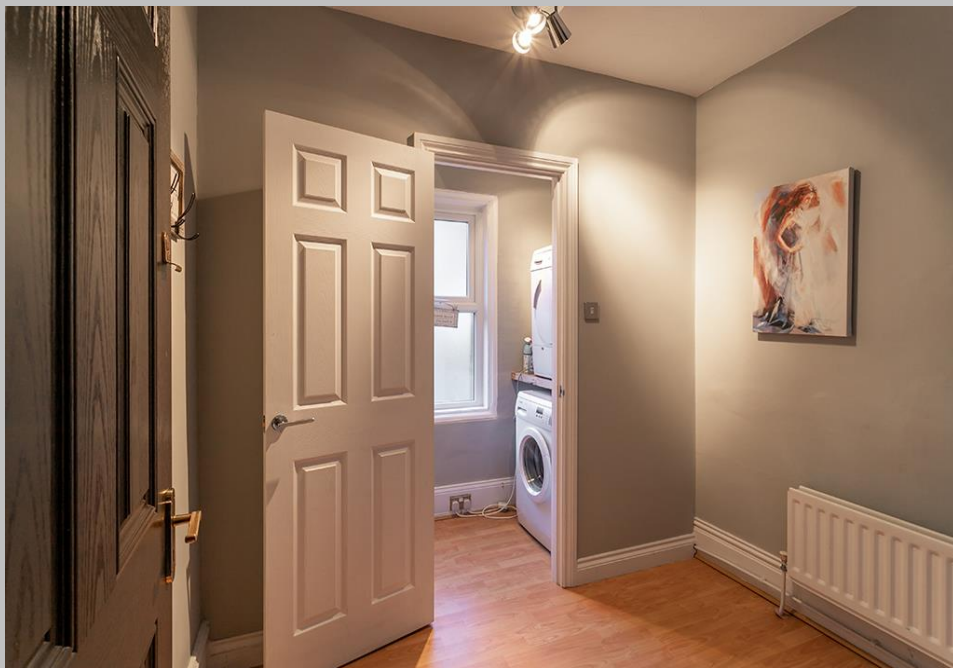
This is a rare opportunity to purchase this well presented, three-bedroom conversion apartment within this sensitive Victorian house conversion and located on this prestigious residential road in the very heart of Jesmond. Granville Road, which is a beautiful, leafy street in the South Jesmond Conservation Area provides a beautiful and grand setting. The property itself is accessed via a stone pillared entrance and block paved private driveway.

Well-presented throughout and boasting in excess of 1,200 Sq. ft, the accommodation briefly comprises; communal entrance with staircase to first floor | Private entrance hall with utility space and stairs to the second floor | 25ft open plan lounge/diner with 'Velux' windows and open to the kitchen area with integrated appliances and breakfast bar | The main hallway with guest WC then leads through to three bedrooms | Bedroom one with stylish, re-fitted en-suite bathroom and 'Velux' window | Bedroom two, which is generous in size, offers a south facing dormer window and re-fitted en-suite shower room | Externally the property benefits from an allocated parking space at the rear with visitors permit parking to the street.

Double glazed throughout with gas 'Combi' central heating, this wonderful conversion apartment offers spacious living accommodation in a fantastic location and is offered to the market with no onward chain!

Services: Mains TBC | Tenure: Leasehold | Council Tax: Band D | Energy Performance Certificate: Rating D



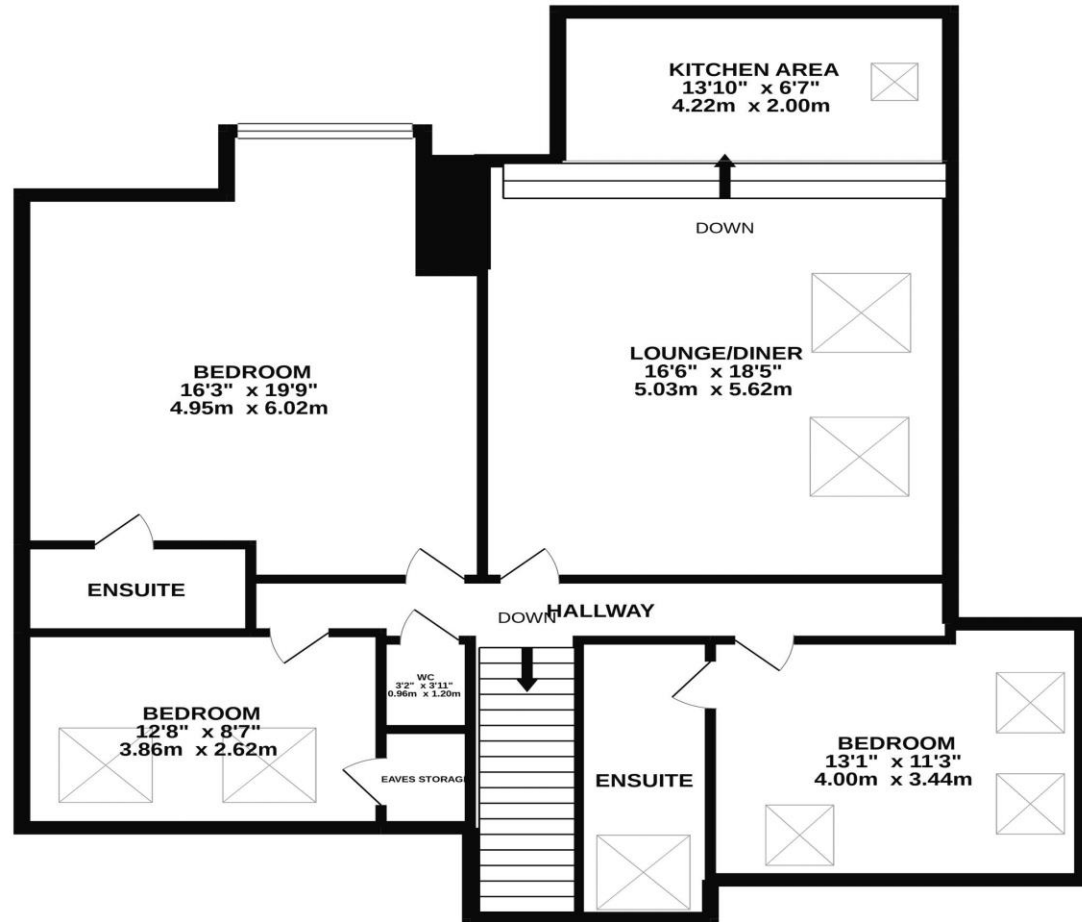
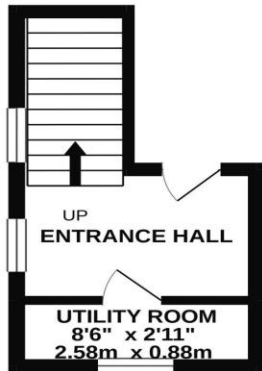






ENTRANCE FLOOR
100 sq.ft. (9.3 sq.m.) approx.

2ND FLOOR
1147 sq.ft. (106.6 sq.m.) approx.



TOTAL FLOOR AREA : 1247 sq.ft. (115.9 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.

Made with Metropix ©2021





All enquiries to our Gosforth Office | 95 High Street, Gosforth, Newcastle upon Tyne NE3 4AA

T: 0191 213 0033 | www.sandersonyoung.co.uk

