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ASHLEIGH GROVE, WEST JESMOND, NEWCASTLE UPON TYNE, NE2

Offers Over £190,000

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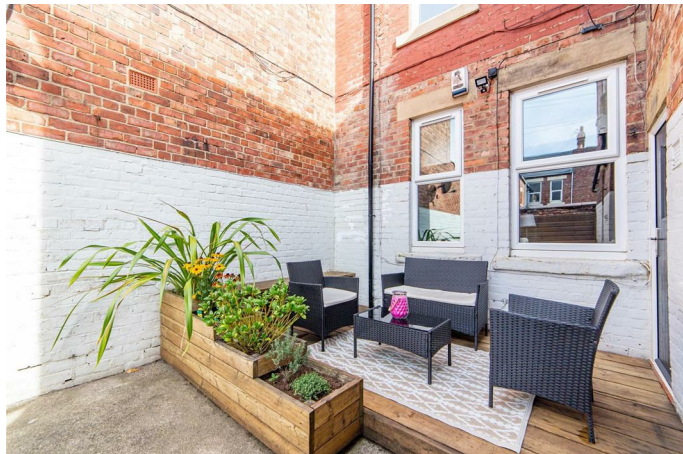
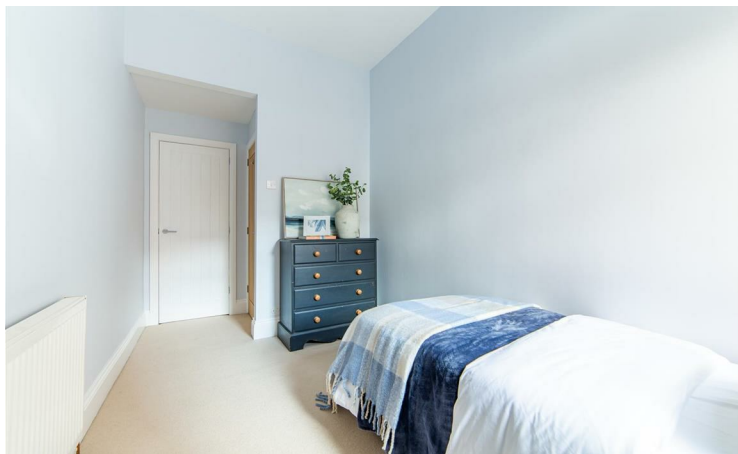
Stylish Two Bedroom Ground Floor 'Tyneside' Apartment with Modern Re-Fitted Kitchen & Shower Room, Generous 17ft Principle Bedroom, Lounge with Feature Burning Stove and Delightful Private South Facing Rear Yard!

This excellent, two bedroom ground floor 'Tyneside' apartment is ideally situated on Ashleigh Grove, Jesmond. Ashleigh Grove, tucked just off of the ever popular Highbury and Brentwood Avenue is perfectly positioned to provide direct access to everything central Jesmond has to offer, including the countless shops, cafes, restaurants and amenities of Acorn Road and Osborne Road.

The property, which is available with no onward chain, is also located just a short walk from outstanding local schooling, the beautiful Jesmond Dene, Jesmond Swimming Pool and West Jesmond Metro Station, providing direct access into Newcastle City Centre and throughout the region.

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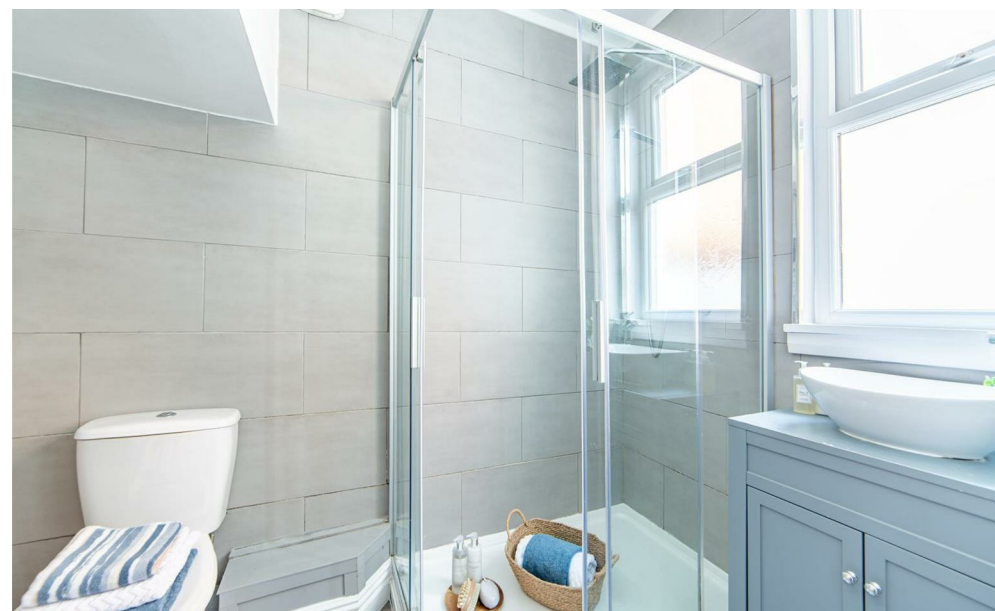
The internal accommodation briefly comprises: an entrance hall giving access to two generously sized double bedrooms and a well-proportioned lounge/diner. The master bedroom, located to the left, features an impressive walk-in bay window and tall ceilings. Bedroom two, also a double room, overlooks the rear yard and benefits from an understairs wardrobe or storage cupboard.

The reception room enjoys a wood burning stove and windows overlooking the south facing rear yard, with a door leading through to the kitchen. The recently refurbished kitchen is fitted with modern wall and base units, tiled flooring, and integrated appliances including a dishwasher.

From the kitchen, access is provided to the rear yard as well as to a modern shower room, comprising a three-piece suite with tiled walls.

Externally, the rear yard features raised decking, raised beds, a pleasant seating area, and access to the rear service lane.

Fully double glazed, with gas 'combi' central heating and offered with no onward chain, an early internally inspection is deemed essential!



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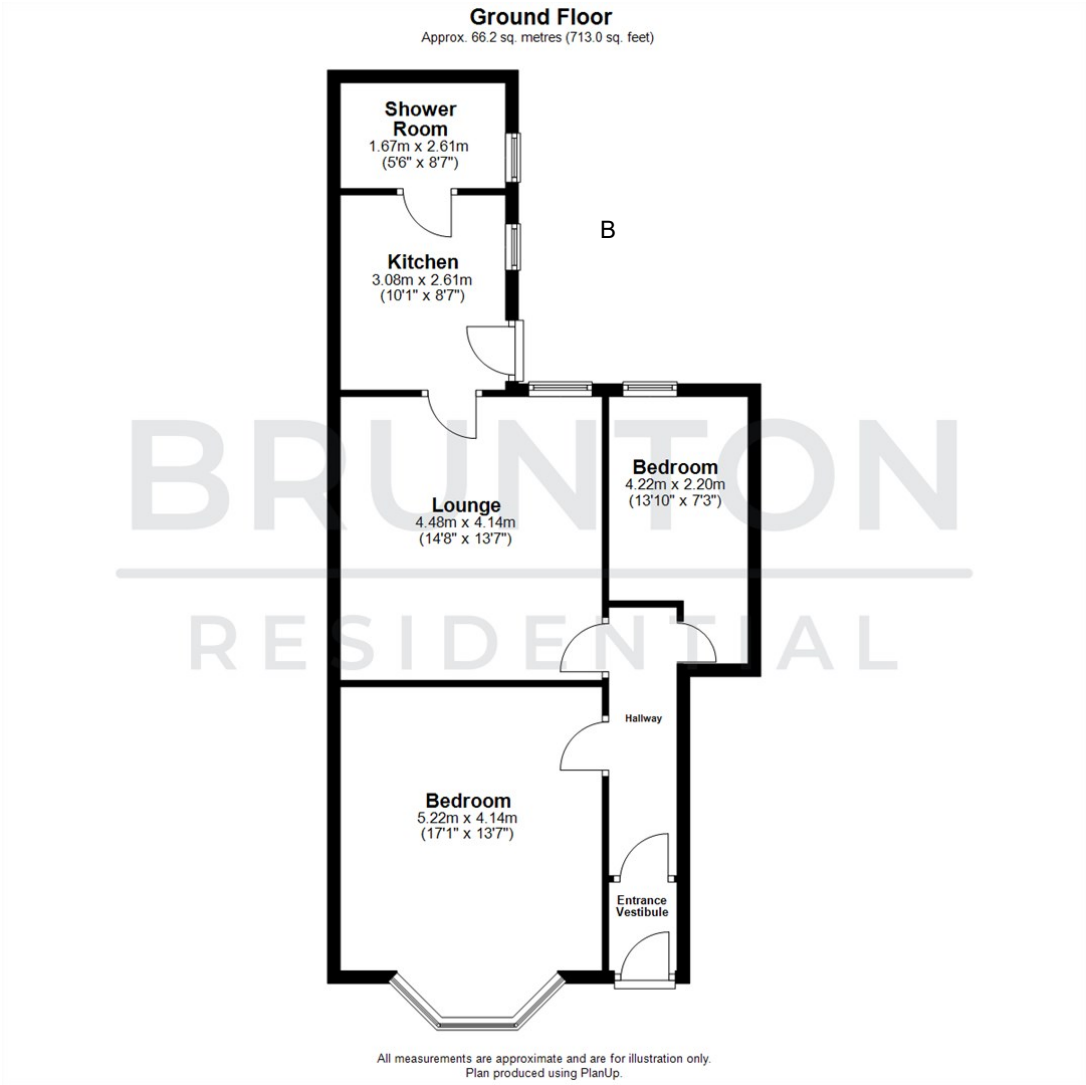
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TENURE : Leasehold

LOCAL AUTHORITY : Newcastle City Council

COUNCIL TAX BAND : B

EPC RATING : C



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	