

# BRUNTON

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## RESIDENTIAL



**SIDNEY GROVE, FENHAM, NEWCASTLE UPON TYNE, NE4**

**Offers Over £285,000**

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Charming Purpose Built Three Storey Victorian Mid Terrace, Bursting with Character and Boasting Close to 1800 Sq Ft of Internal Living Accommodation, with Two Great Sized Reception Rooms, Superb 19ft Kitchen, Five Good Sized Bedrooms Including a Wonderful 17ft Full Width Master, Family Bathroom plus Ground Floor W.C. & Private Enclosed Rear Yard!

This charming period mid terrace family home is ideally placed on the ever popular Sidney Grove, Fenham. Sidney Grove, a pretty tree-lined street, is positioned well to provide access to Nuns Moor Park, as well as Newcastle's Town Moor providing direct access to superb open green space as well as Newcastle City Centre which is also just a 30 minute walk away.

Sidney Grove is also situated within easy reach of a range of local shops, supermarkets, and everyday amenities, along with well-regarded schools and The RVI Hospital. The area benefits from strong transport links, including regular bus routes and convenient road access into Newcastle city centre, as well as nearby access to the A1 for travel further afield.

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The internal accommodation comprises: a welcoming entrance hallway with stairs leading up to the first floor and a convenient WC positioned beneath, with access to the main reception rooms. The living room benefits from a large window allowing for good natural light, along with a feature fireplace, creating a warm and inviting space. The dining room is generous in size and features a character fireplace and period detailing, making it well-suited to both everyday use and entertaining.

To the rear of the property, the kitchen offers a spacious and well-arranged layout fitted with a range of wall and base units, work surfaces, and integrated cooking appliances, including a gas hob with extractor and built-in oven units. There is ample space for dining, along with plumbing for additional utilities and a door providing direct access to the rear garden, enhancing its practicality for day-to-day living.

The first floor landing includes storage and loft access, giving access to three well-proportioned bedrooms and the family bathroom. The main bedroom is spacious with a large window and a feature fireplace. A second double bedroom is well-sized, while the third bedroom to the rear offers a versatile space. The family bathroom is fully tiled and well-appointed, comprising a bath, separate shower enclosure, wash basin, and WC. Stairs lead up to the second-floor landing, where a Velux window provides natural light and access to two further bedrooms, including a double room with sloped ceilings and exposed beams, and a second versatile room suitable as a single bedroom or workspace.

Externally, to the rear, the garden is enclosed and designed for low maintenance, featuring a paved patio with established planting and greenery, along with a brick-built outbuilding providing useful external storage.



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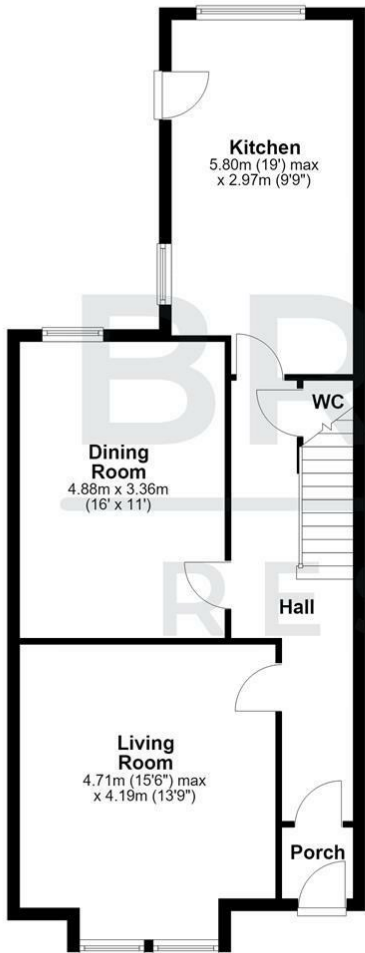
TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

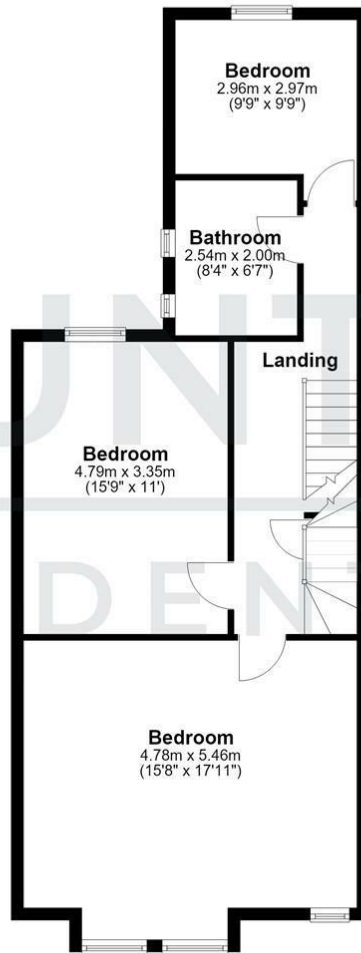
COUNCIL TAX BAND : C

EPC RATING : E

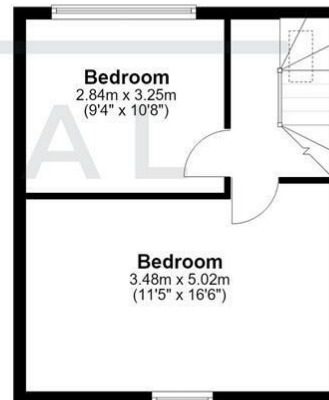
**Ground Floor**  
Approx. 66.9 sq. metres (719.8 sq. feet)



**First Floor**  
Approx. 67.5 sq. metres (726.9 sq. feet)



**Second Floor**  
Approx. 30.6 sq. metres (329.3 sq. feet)



Total area: approx. 165.0 sq. metres (1776.1 sq. feet)



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

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