

# BRUNTON

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## RESIDENTIAL



**BELLE GROVE TERRACE, SPITAL TONGUES, NE2**

Offers Over £550,000

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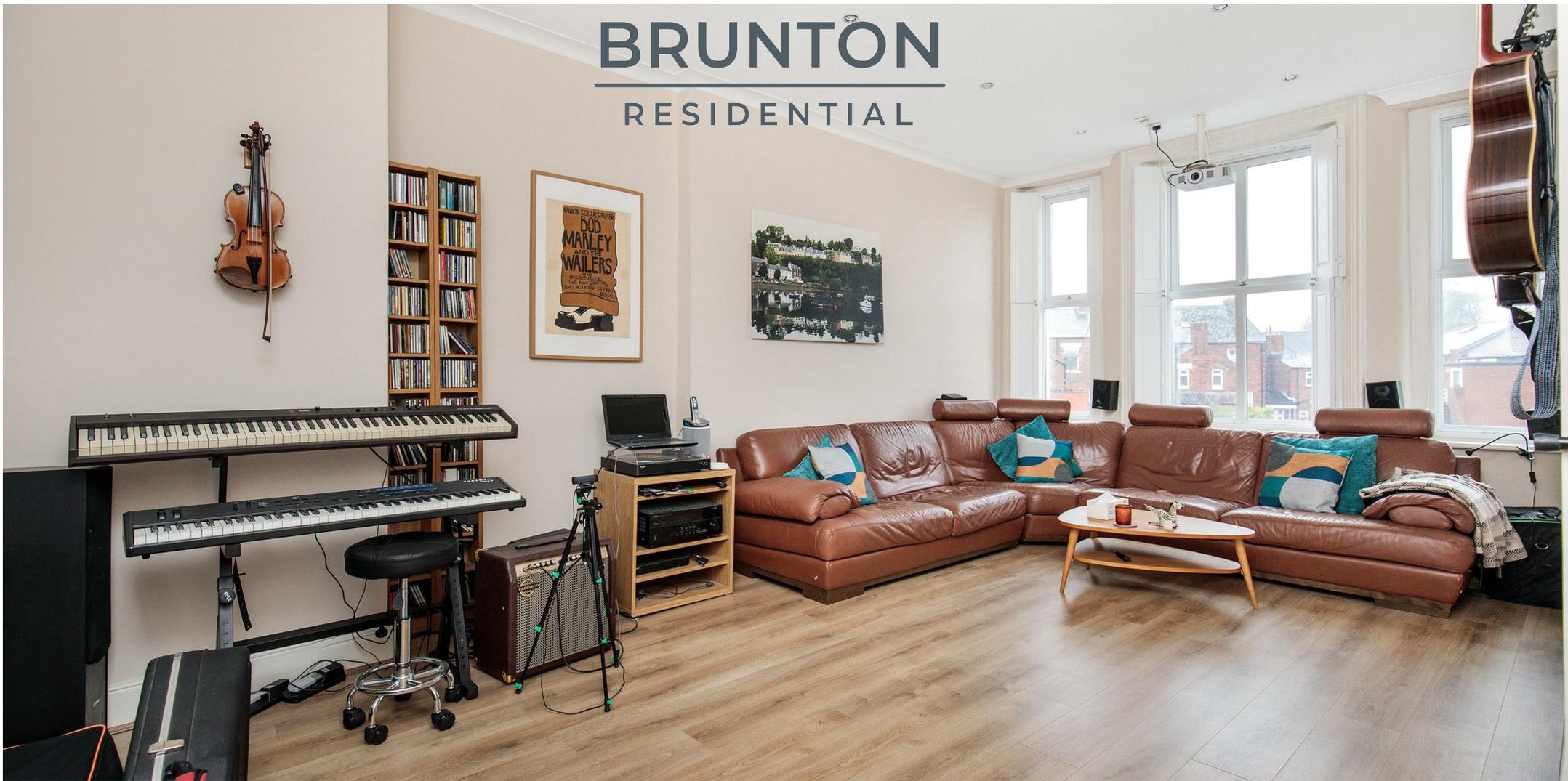
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Wonderful Victorian Terraced Home Boasting Close to 2,300 Sq ft of Internal Living Space & Outstanding Open Aspect Views Towards Leazes Park, with a Great 24ft Open Plan Kitchen/Dining Space, Lounge, Full Width First Floor Drawing Room/Principal Bedroom, Four Further Bedrooms, Two Family Bathrooms plus Shower Room, Private South Facing Balcony & Private Garage with Workshop Area & Separate Store.

This charming Victorian terraced home is placed over three-storeys and is ideally situated on the delightful Belle Grove Terrace within the highly sought-after residential area of Spital Tongues. The property itself enjoys superb open-aspect views to the front and combines elegant period features with modern upgrades, creating a stylish and characterful home ideally suited to contemporary living.

Ideally positioned within walking distance of Newcastle City Centre, the RVI Hospital, both Newcastle Universities, and a wide range of local amenities, this superb property is perfectly placed for both working professionals and young families alike.

With excellent access to local transport links, open green spaces, and the city's cultural and commercial hubs, this is a rare opportunity to acquire an excellent character home within one of Newcastle's most desirable urban locations.

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The internal accommodation comprises: Entrance lobby, which leads through into the entrance hallway with tiled flooring and stairs leading to the first floor. A door to the left of the hallway provides access to the front reception room which is a particularly impressive space, benefitting from two large front-facing windows that enjoy attractive open-aspect views, tall ceilings, original ornate plasterwork and ceiling rose, marble fireplace with wood-burning stove, newly installed parquet flooring and working 'modern victorian' shutters.

Double doors from the front reception room lead through and into the open plan kitchen-diner, which features recently installed tiled flooring and is fitted with a comprehensive range of wall and base units along with integrated appliances. A door from this space provides direct access into the rear yard. To the very rear of the ground floor is a useful utility room, plumbed for both a washing machine and dryer, and benefitting from a large understairs storage cupboard.

The stairs then lead up to the first-floor and onto a split-level landing which provides access to a generous family bathroom fitted with a three-piece suite, tiled walls and flooring, and a heated towel rail. To the first floor doors then lead into two generous bedrooms.

The rear bedroom is currently arranged as an entertainment room and enjoys tall ceilings, whilst the exceptional full-width principal bedroom is positioned to the front and benefits from tall ceilings, ornate detailing, large windows, open-aspect views, and working shutters. This excellent room could also be used as a drawing room/addition reception room should it be required. A separate shower room which is fully tiled completes this level.

The stairs continue up to the second-floor split-level landing, which provides access to a further family bathroom, again fitted with a three-piece suite, tiled walls and floors, and a heated towel rail. This floor offers access to three further bedrooms, two of which could be considered doubles. Two bedrooms are positioned to the front and enjoy open-aspect views, while bedroom four/five is currently utilised as an office and gym. The rear double bedroom is particularly well proportioned and benefits from access to a private rear terrace, recently upgraded with new flooring, wrought iron railings, and artificial turf.

Externally, to the front is a charming town garden with gated access, and to the rear of the property is an enclosed courtyard space with water supply, along with access to the private garage fitted with an electric roller door, an electric vehicle charging point. Beneath the garage is an additional secure storage room.

Well presented throughout, this superb Victorian terraced home simply demands an early inspection and early viewings are deemed essential.

\*\* This property occupies the raised the ground floor, first and second floors. There is a separate apartment which is positioned beneath which is accessed independently\*\*



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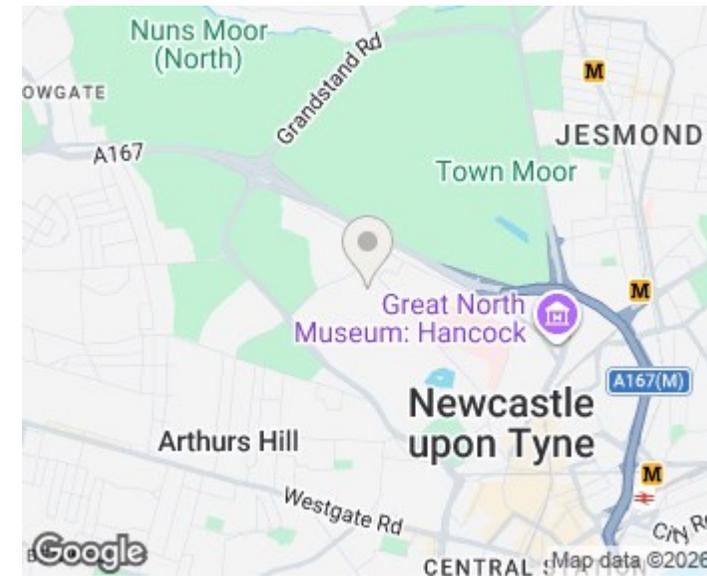
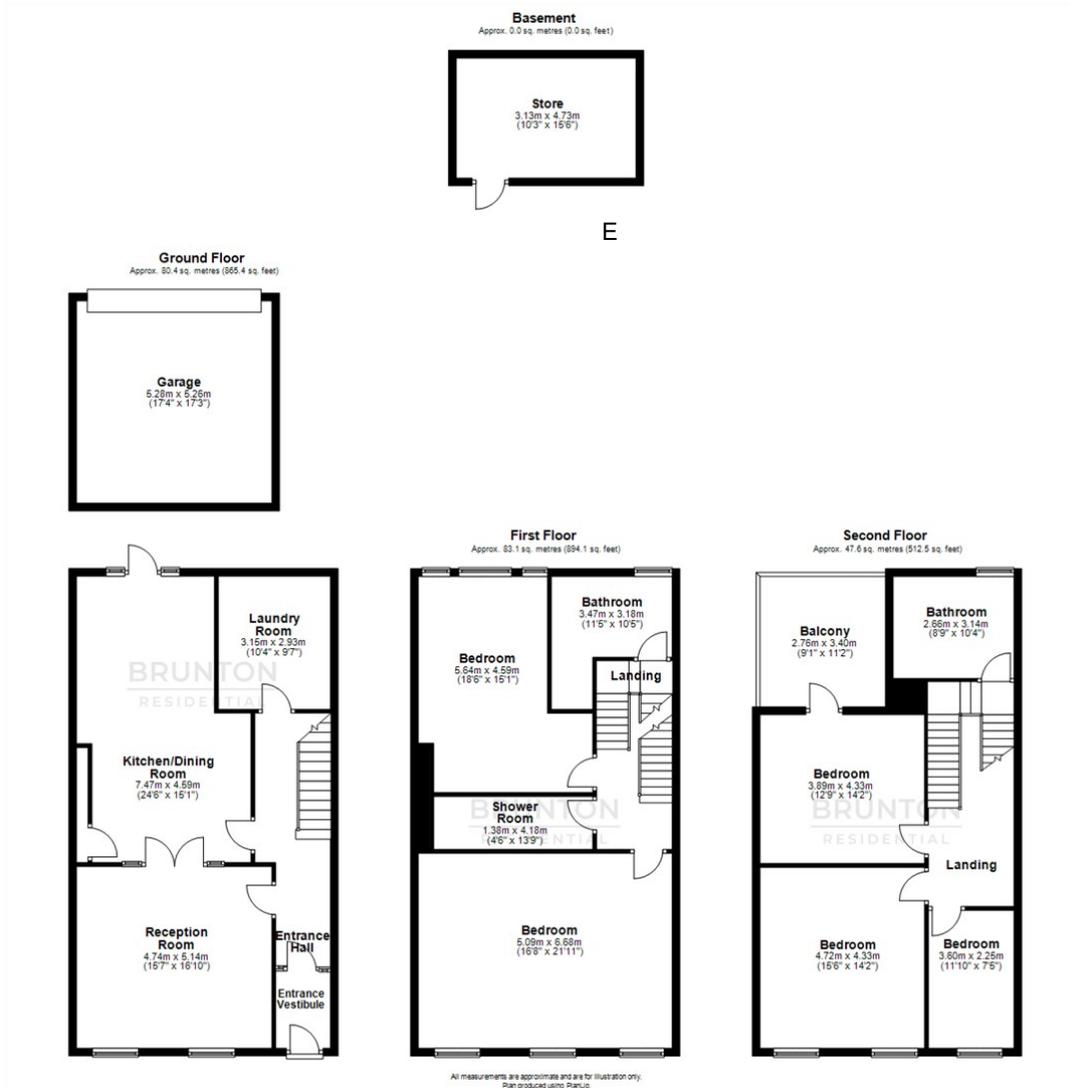
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TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : E

EPC RATING :



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			
<b>England &amp; Wales</b>	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			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		