

# BRUNTON

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RESIDENTIAL



**SHORTRIDGE TERRACE, NEWCASTLE UPON TYNE, NE2**

**Offers Over £200,000**

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Great Upper 'Tyneside' Apartment Boasting Close to 800Sq ft of Internal Accommodation, with a Stylish Re-Fitted Kitchen, Family Bathroom with Four-Piece Suite, Two Double Bedrooms, Fantastic 16ft Living Room plus Separate Dining Room, Private Rear Yard & Offered With No Onward Chain!

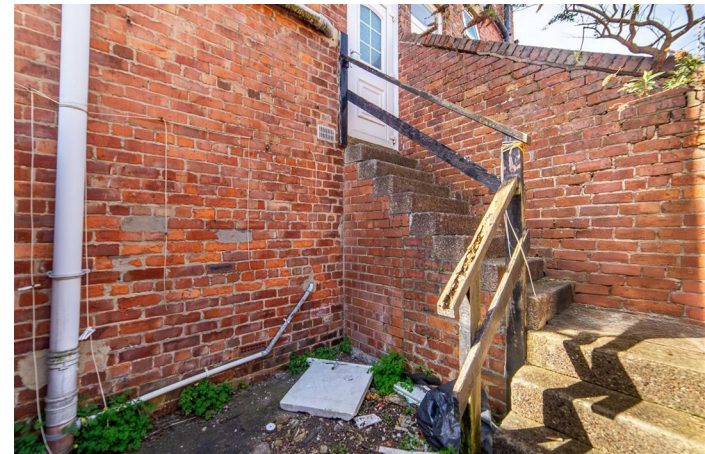
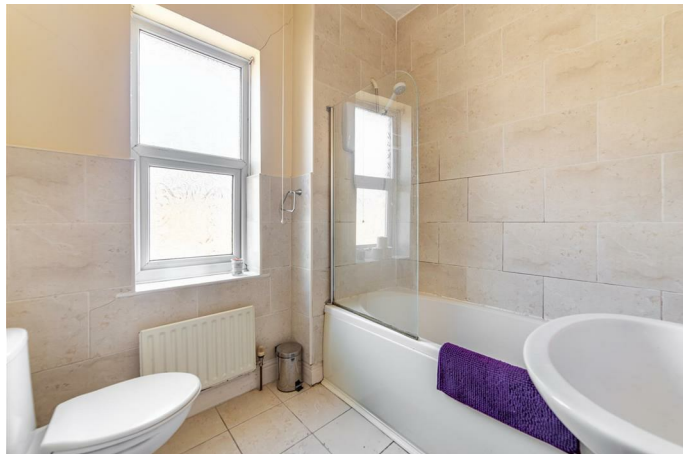
This great upper 'Tyneside' apartment is ideally located on Shortridge Terrace, Jesmond. Shortridge Terrace, which sits between Osborne Avenue and Buston Terrace, is perfectly placed to provide access by foot into the centre of Jesmond with its shops, bars, cafes and restaurants as well as the wonderful Jesmond Dene.

Shortridge Terrace is also well served by road and rail transport links, with Jesmond and West Jesmond Metro Stations just a short walk away, providing access into Newcastle City Centre and further throughout the region.

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The internal accommodation comprises: stairs leading up to the first floor and into an entrance hallway, which leads through to a central landing area providing access to all rooms.

From here, the living room is positioned to the front of the property, featuring a bay window that allows for plenty of natural light along with a fireplace. The dining room sits separately and also benefits from good natural light, a fireplace, and built-in storage within the chimney breast, creating a practical and well-proportioned space for dining.

The kitchen is fitted with a range of modern wall and base units, with work surfaces, a gas hob, oven with extractor above, and space for informal dining or breakfast seating. To the rear, an inner hallway provides access to the bathroom, fitted with tiled walls and flooring, a bath with a shower over, a wash hand basin, and a WC, along with an external door leading out of the property.

There are two bedrooms, both of which are well-sized and enjoy good levels of natural light, positioned off the central hallway for convenience.

Externally, there is a low-maintenance rear garden area.

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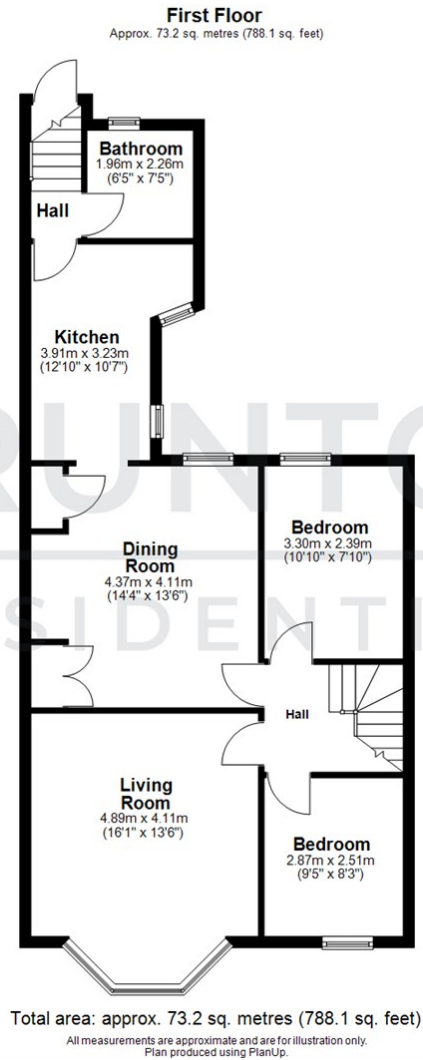
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TENURE : Leasehold - Share of Freehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : B

EPC RATING : D



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			
		62	75
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	