

# BRUNTON

---

## RESIDENTIAL



**NORTHUMBERLAND GARDENS, JESMOND, NEWCASTLE UPON TYNE, NE2**

**Offers Over £350,000**



# BRUNTON

---

## RESIDENTIAL









# BRUNTON

---

## RESIDENTIAL





# BRUNTON

---

## RESIDENTIAL



Great Family Home Positioned on the Sought After Northumberland Gardens in the Heart of Jesmond Vale. Boasting in Excess of 1500 Sq ft & Featuring Two Reception Rooms Including a 15ft Lounge, 20ft Kitchen, Family Bathroom plus Separate W.C., Five Bedrooms Including a Wonderful 16ft Full Width Master, Private Rear Yard & No Onward Chain!

Priced to reflect full modernisation, this great Edwardian terraced family home represents a fantastic opportunity to acquire a superb home, perfectly positioned within Jesmond Vale. Northumberland Gardens, which is nestled between Selborne Gardens and Lansdowne Gardens, is perfectly placed to provide easy access to the shops and amenities of The Cradlewell as well as being placed close to central Jesmond, with its vibrant cafe scene, excellent shops/restaurants and outstanding local schooling.

The property offers well-balanced accommodation throughout, featuring a bright bay-fronted lounge, a separate dining room and a fitted kitchen, along with five bedrooms arranged across the upper floors. The inclusion of a separate bathroom and WC enhances practicality, while the top floor provides additional flexibility with a principal bedroom and walk-in wardrobe. Externally, the property benefits from a private enclosed rear yard, offering a low-maintenance outdoor space.

Northumberland Gardens is also positioned close to the delightful Jesmond Dene, excellent road transport links and Newcastle City Centre, The Freeman Hospital and the restaurants of Heaton Park Road.



# BRUNTON

## RESIDENTIAL





# BRUNTON

---

## RESIDENTIAL

The internal accommodation comprises: an entrance porch leading into a welcoming hallway with stairs rising to the first-floor landing. To the front, there is a spacious bay-fronted lounge, filled with natural light and offering a pleasant outlook. To the rear, a generous separate dining room provides an ideal space for formal dining and entertaining, with views over the rear yard.

Positioned beyond the dining room is a well-proportioned kitchen, fitted with a range of wall and base units, offering ample storage and work surface space, with room for appliances and a breakfasting area. The kitchen also provides access to the enclosed rear yard.

To the first floor, the landing gives access to three well-proportioned bedrooms, a family bathroom comprising a bath with overhead shower and wash hand basin, and a separate WC, adding practicality for family living. To the second floor, there are two further bedrooms, including a spacious principal bedroom which benefits from a walk-in wardrobe, creating a versatile and well-balanced layout across all levels.

Externally, the property benefits from an enclosed rear yard, providing a low-maintenance outdoor space suitable for seating or storage.





# BRUNTON

## RESIDENTIAL

TENURE : Freehold

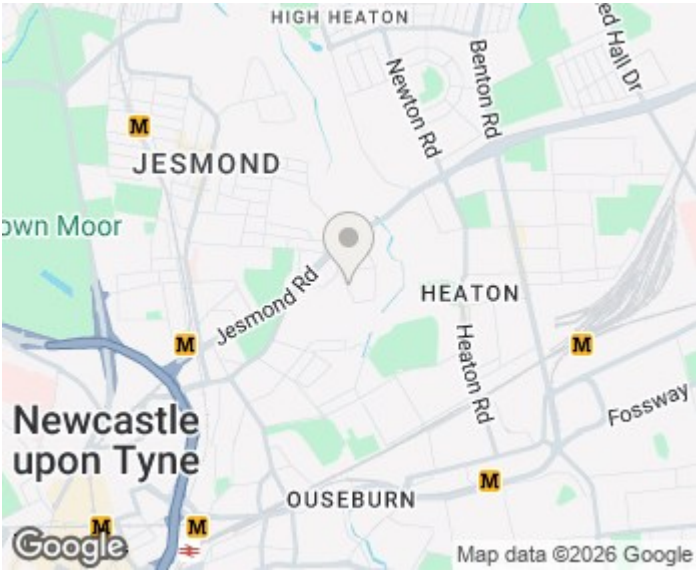
LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : C

EPC RATING :



Total area: approx. 142.9 sq. metres (1538.3 sq. feet)  
All measurements are approximate and are for illustration only.  
Plan produced using PlanUp.



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

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