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OAKLAND ROAD, JESMOND, NEWCASTLE UPON TYNE, NE2

Offers Over £220,000

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Charming Two-Bedroom Ground Floor 'Tyneside' Apartment Located in a Highly Desirable & Convenient West Jesmond Location. Boasting Spacious Reception Room, Practical Kitchen, Two Good Sized Bedrooms, a Well-Appointed Shower Room, Characterful High Ceilings & Period Features Plus Well-Maintained South Facing Enclosed Rear Garden!

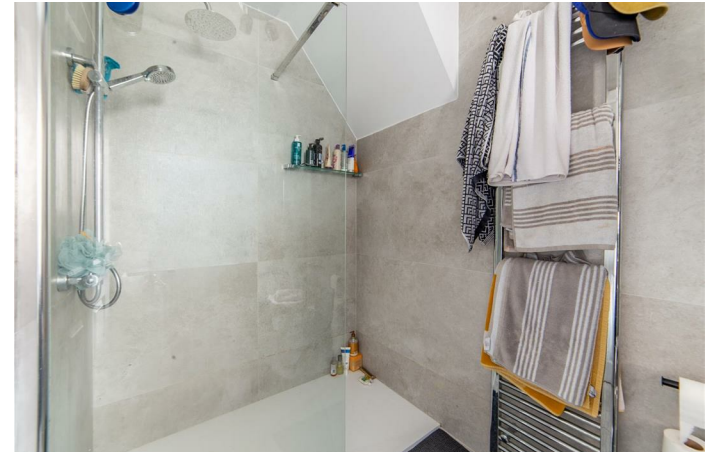
This attractive, two bedroom ground floor 'Tyneside' apartment is ideally positioned on the South backing side of Oakland Road, West Jesmond. Oakland Road, tucked just off of the ever popular Highbury and Brentwood Avenue is perfectly positioned to provide direct access to everything central Jesmond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

The home is also well served by local schools and is just a stones throw from West Jesmond Primary School as well as Newcastle High School for Girls and the Royal Grammar School, providing excellent options for families with children at school age. The property also benefits from superb transport links, with bus routes, excellent road networks and West Jesmond Metro Station only a short walk from the property, providing access to Newcastle City Centre, the coast, and the wider region.

The property combines generous proportions and stylish presentation, with exposed wooden flooring, feature fireplaces and attractive bay windows complemented by a contemporary kitchen and modern shower room. The two well-proportioned bedrooms provide excellent flexibility, while the spacious living room and private South facing rear courtyard further enhance the appeal of the home, making it an incredibly appealing choice for families, first time buyers or investors.

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The internal accommodation briefly comprises; access via an entrance vestibule, which leads into the main entrance hall. A useful storage cupboard is located within the hallway, with access to the principal accommodation leading from here.

To the left is the master bedroom, a particularly generous room with an attractive walk-in bay window to the front. The bedroom is beautifully presented, with exposed wooden flooring, high ceilings and ample space for a range of furniture. The bay window provides excellent natural light and adds considerable character to the room. At the end of the hallway is the second bedroom, which currently provides versatile space suitable for use as a bedroom, home office or additional reception area. The room benefits from a pleasant outlook to the rear yard and attractive presentation.

To the rear is the living room, a spacious and characterful reception room with a feature fireplace providing an attractive focal point. The room benefits from exposed wooden flooring, high ceilings and a large rear-facing window, creating a bright and welcoming space. From here, there is access through to the kitchen.

The kitchen is a bright and contemporary space, fitted with a range of modern wall and base units, complemented by contrasting work surfaces and integrated appliances. The kitchen offers a good level of storage space, together with attractive tiled detailing and wooden flooring. A door provides direct access to the enclosed rear courtyard. The kitchen also provides access to the family shower room, which has been finished in a modern style with contemporary tiling, a large walk-in shower enclosure, WC and wash hand basin.

Externally, the property benefits from a fantastic enclosed South facing rear courtyard with a southerly aspect, providing a private and low-maintenance outdoor space with paved seating areas and established planting.



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TENURE : Leasehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : B

EPC RATING :



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		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		