

# BRUNTON

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## RESIDENTIAL



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

**Offers Over £230,000**

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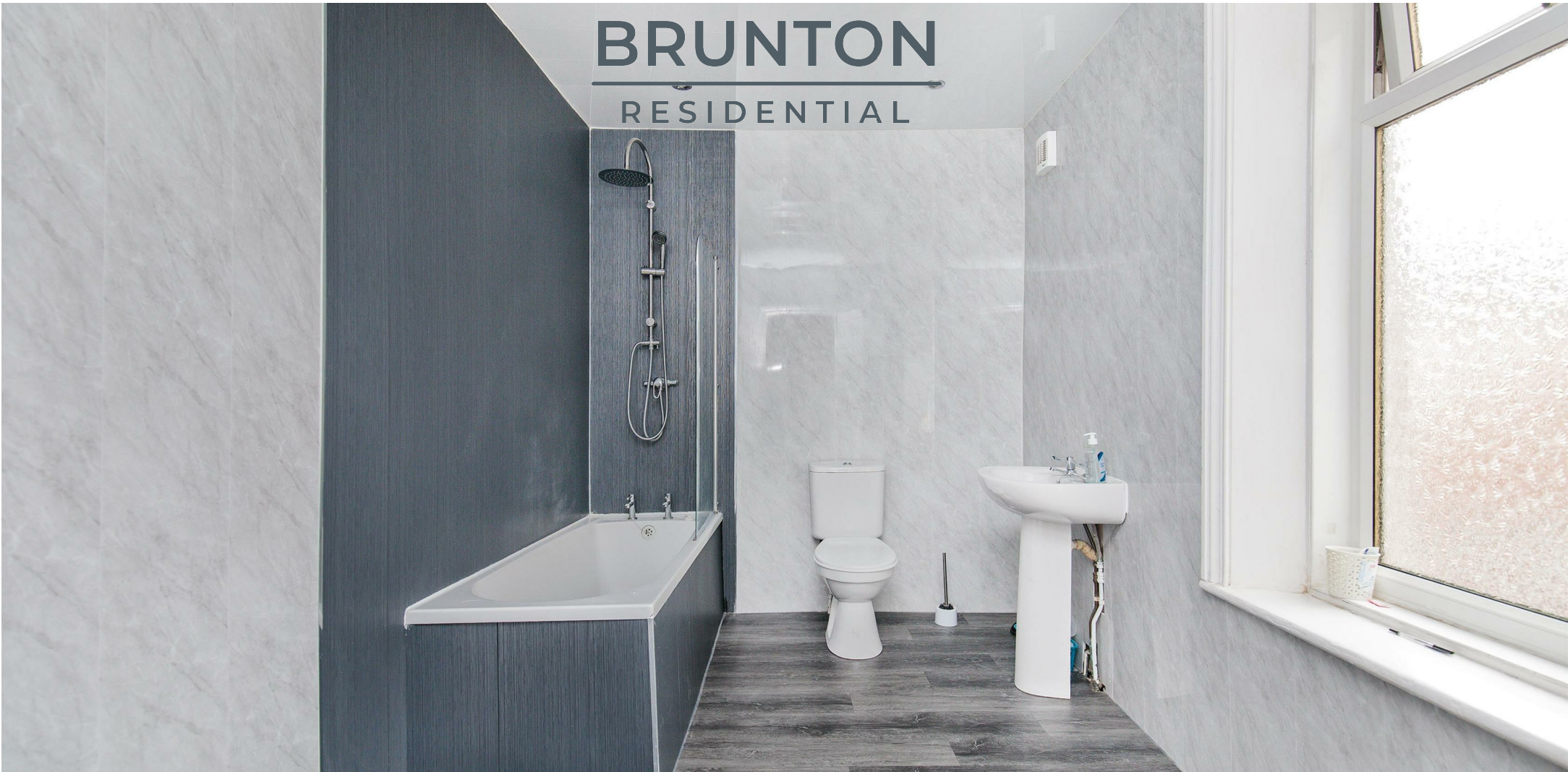
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Situated within Arthur's Hill, Newcastle upon Tyne, this spacious three-bedroom terraced home offers generous and versatile accommodation ideally suited to family living. Retaining impressive ceiling heights and excellent room proportions throughout, the property combines character, practicality and flexibility.

The accommodation includes two substantial reception rooms, a well-maintained fitted kitchen and three bedrooms, all enhanced by the sense of space created through the high ceilings and large windows. Flexible living areas allow for a variety of uses depending on individual requirements, while the secure rear yard and accessible front entrance further contribute to the home's everyday practicality.

Sidney Grove enjoys convenient access to Newcastle City Centre, local amenities, schooling and transport links, making it a highly accessible location for both families and professionals alike.

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The internal accommodation comprises: an accessible ramp leading to the front entrance and into an entrance vestibule, which in turn opens into the main hallway. Immediately noticeable upon entering the property are the impressive ceiling heights and generous room proportions, creating a wonderful sense of space throughout the home.

Positioned to the front is a substantial living room benefitting from dual-aspect windows allowing plenty of natural light into the space. Continuing through the hallway and around the staircase is a further versatile reception room, currently utilised as a dining room, featuring a large rear-facing window and offering flexibility as an additional reception space, bedroom or playroom if desired.

To the rear of the property is the fitted kitchen, complete with an integrated oven, gas hob and recently fitted extractor fan, alongside space for additional appliances. A useful alcove positioned between the kitchen and shower room discreetly accommodates the washing machine. The ground-floor shower room is fitted with a walk-in shower, pedestal wash hand basin and WC, while a door from the kitchen provides access to the rear yard.

To the first floor, the staircase rises to an intermediary landing with access to the main bathroom and loft hatch. The main landing then provides access to two generous double bedrooms, both continuing the theme of high ceilings and spacious proportions, alongside a further single bedroom and additional storage cupboard.

Externally, the property benefits from a secure rear yard enclosed by boundary walls with gated access to the rear lane.



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TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : B

EPC RATING : C

