



Clayton Park Square Jesmond

- End of Terrace double fronted house
- Sought after Brandling village location
- Freehold
- No upper chain
- Subject to grant of probate
- EPC to be confirmed
- Council tax band C

Offers in Excess of £250,000



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Clayton Park Square

Jesmond

A rare opportunity to acquire this double fronted end of terrace house. This property, which requires some modernising, is brimming with potential and offers an excellent investment opportunity for those looking to put their own stamp on a home.

The property boasts two spacious reception rooms, each with its own fireplace, creating an inviting atmosphere and serving as a perfect setting for both relaxation and entertaining guests. The house also benefits from a kitchen, ready for you to introduce your own style and specifications.

The house comprises two generously sized double bedrooms, offering ample space for furnishings to suit your taste. The property benefits from a bathroom featuring a free-standing bath, a classic touch to this home with potential for personalisation.

One of the unique features of this property includes resident permit parking, a highly desirable amenity in such a sought-after location. Furthermore, the property is within close proximity to public transport links, local amenities, and nearby schools, making it an ideal choice for families. Outdoor enthusiasts will also appreciate the nearby parks, perfect for leisurely walks and outdoor activities.

The property falls under the Council Tax Band C, which should also be noted for consideration.

In conclusion, this end of terrace house, with its generous space and potential for modernisation, is an excellent choice for those seeking a project in a highly desirable location. Whether you're a first-time buyer or an investor, this property offers a unique opportunity that shouldn't be missed.

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.

ENTRANCE HALL

Staircase to first floor

LOUNGE – 14'8 (4.48m) into alcoves x 14'6 (4.41m) into alcoves

Double glazed window to front, feature fireplace, alcoves, dado rail, coving to ceiling, ceiling rose.

SITTING ROOM/DINING ROOM – 15'3 (4.66m) x 13'4 (4.06m)

Double glazed window to the front, tiled inset and hearth, fitted gas fire, alcoves, one with fitted cupboards, dado rail, storage.

KITCHEN – 15'9 (4.81m) x 5'11 (1.81m)

Fitted with a range of wall and base cupboards, work surfaces, single drainer sink unit, combination boiler, double glazed window to the rear, double glazed door to the rear.

BEDROOM 1 – 15'4 (4.66m) x 13'3 (4.04m)

Double glazed window to the front, alcoves, electric fire with period fire place, and dado rail.

BEDROOM 2 – 15'4 (4.66m) x 15'1 (4.58m)

Double glazed window to the front, electric fire with period fireplace, alcoves, and dado rail.

BATHROOM

White free standing bath, pedestal wash hand basin, double glazed frosted window to the rear.

SEPARATE WC

Low level WC, double glazed frosted window to the rear.

REAR YARD

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS ELECTRIC

Broadband: NONE CURRENTLY INSTALLED

Mobile Signal Coverage Blackspot: NO

Parking: ON STREET PERMIT PARKING

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: C

EPC RATING: TBC

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Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

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