



Grosvenor Avenue Jesmond

- Detached House in sought after location
- Three bedrooms
- Two reception rooms
- South facing rear garden
- Utility room
- Driveway and Garage
- Freehold
- EPC rating to follow
- Council tax band D

Offers in excess of £475,000



0191 281 6700
51 St Georges Terrace, Jesmond, NE2 2SX

ROOK
MATTHEWS
SAYER

www.rookmatthewssayer.co.uk
jesmond@rmsestateagents.co.uk

Grosvenor Avenue

Jesmond

A beautifully presented 3-bedroom detached house, offered without an upper chain. Ideally located within a sought-after neighbourhood, the property's close proximity to local amenities, green spaces, and walking routes make it an ideal choice for families.

ENTRANCE PORCH

Double glazed entrance door.

ENTRANCE HALL

Staircase to first floor, understairs cupboard, built in cupboard, wooden flooring.

LOUNGE – 3.83m x 4.79m (12'7 x 15'8)

Double glazed bay window to the front, two alcoves, television point, coving to ceiling, radiator, double doors to:

DINING ROOM/OPEN PLAN KITCHEN

Dining area - 3.68m x 3.85m (12'1 x 12'7): double glazed patio doors to rear garden, two alcoves, coving to ceiling, radiator, wooden flooring.

Kitchen 3.67m x 2.36m (12'1 x 7'9): Fitted with a range of wall and base units, granite work surfaces, single drainer sink unit, built in double oven, built in gas hob, extractor hood, coving to ceiling, double glazed window to rear.

UTILITY – 3.56m x 2.14m (11'8 x 7'0)

Base cupboards, sink unit, tiled splash backs, wall mounted central heating boiler, door to garage, double glazed door to rear, radiator.

BEDROOM 1 - 3.10m (10'2) to front of wardrobes x 4.74m (15'6) into bay

Double glazed bay window to the front, fitted bedroom furniture, radiator.

BEDROOM 2 – 3.75m x 3.88m (12'4 x 12'9)

Double glazed window to the rear, radiator.

BEDROOM 3 – 2.22m x 2.58m (7'3 x 8'6)

Double glazed window to the front, picture rail, and radiator.

BATHROOM/WC

White panelled bath with mixer taps shower over, wash hand basin set in vanity unit, low level w.c, part tiled walls, tiled floor, and two double glazed frosted windows to the rear.

SEPARATE WC/SHOWER ROOM

Low level w.c, wash hand basin set in vanity unit, step in shower cubicle with electric shower, part tiled walls, double glazed frosted window to the side.

EXTERNAL

Front Garden – Block paved providing off street parking for 2 cars

Rear Garden – Paved for low maintenance, hedged and fenced boundaries, south facing.

GARAGE – 4.71m x 2.27m (15'6 x 7'5)

Attached to the front of the property, up and over door, light and power points.

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: GAS CENTRAL HEATING

Broadband: FIBRE

Mobile Signal Coverage Blackspot: NO

Parking: DRIVEWAY & GARAGE

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: D

EPC RATING: TBC

JR00004458.MJ.KC.27/03/25.V.1



Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

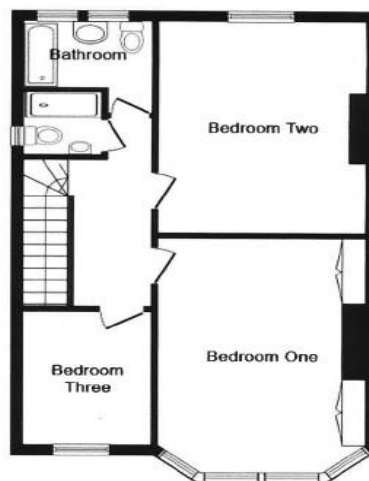
Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity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

16 Branches across the North-East





Ground Floor
Floor area 81.8 sq.m. (880 sq.ft.)



First Floor
Floor area 57.9 sq.m. (623 sq.ft.)

Total floor area: 139.7 sq.m. (1,503 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.co.uk

Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

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.

16 Branches across the North-East

