



**1A Granville Gardens,  
NE2 1HL**  
**1 BEDROOM**  
**£164,950 Leasehold**

**PROPERTY FOR SALE**



## Summary

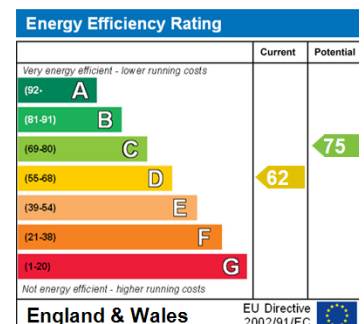
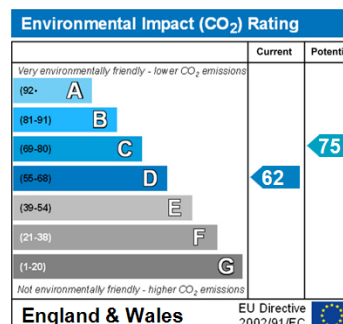
Manson's welcome to the sales market this one bedroom, ground floor flat located on Granville Gardens. Jesmond is just a short distance from Newcastle City Centre and boasts excellent public transport connections. The area is known for its vibrant mix of bars, restaurants, a swimming pool, library, and a variety of shops, ranging from charming independent boutiques to well-known stores like Tesco and Waitrose.

For those who enjoy the outdoors, Jesmond Dene is a popular spot for families, offering scenic country walks and riverside views. It's hard to believe this peaceful park is only minutes from the lively heart of Jesmond and is also home to 'Pets Corner'. The accommodation on offer comprises: Communal entrance into a shared reception hall. Entrance to the apartment, hallway, giving access to living room and kitchen both featuring bay windows, bedroom and bathroom. Externally, there is a garden to the front and side of the property and a yard to the rear.

## Key Features

## Location

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## THE PROPERTY COMPRISES

### Communal Entrance

Into...

### Shared Reception Hall

### Entrance to the Apartment

Accessed via a secure front door, leading into the hallway.

### Living Room

Partial cornicing and two central heating radiators.

( Measurements: To Bay Window )

5.36m ( 17'8" ) x 5.00m ( 16'5" )

### Kitchen

Fitted kitchen units, sink and mixer tap & gas cooker point. Tiled splash back, central heating radiator and 'Vaillant' gas central heating boiler.

( Measurements: To Bay Window )

4.11m ( 13'6" ) x 2.22m ( 7'4" )

### Bedroom One

Central heating radiator and built in double wardrobe.

4.87m ( 16'0" ) x 2.37m ( 7'10" )

### Bathroom

Walk in shower with glazed screen, raindrop & rinser.

Basin, WC and chrome heated towel rail. Tiled splash-back & extractor fan.

2.02m ( 6'8" ) x 1.59m ( 5'3" )

### External

Garden area to the front and side of the property. Yard to

