



WALKERSXCHANGE



4, Grange Manor, Grange Lane, NE16 5JS  
Newcastle Upon Tyne

Offers Over  
**£170,000**





**Property Type:** Ground Floor Flat

**Council Tax Band:** C

**Tenure:** Leasehold

**Bedrooms:** 2

**Bathrooms:** 2

**Receptions:** 1

**Inviting offers between £170,000 and £180,000** for this stylish two-bedroom ground floor apartment which is located in the exclusive Grange Manor development, positioned on the esteemed Grange Lane in Whickham. This property is offered with no onward chain and features generous living space throughout, as well as communal grounds with parking available. The layout includes: an open plan kitchen/living room, two bedrooms, an ensuite, and a family bathroom. Given the stunning location and the quality of accommodation provided, we anticipate significant interest and recommend scheduling an early viewing.











### Internally

The property welcomes you into a charming hallway that provides internal door access to all the main areas, which consist of: a kitchen/living room, two bedrooms, a family bathroom, and two storage cupboards. Each area has been recently adorned in neutral shades and features carpets in contemporary tones.

The lounge area offers generous space for both living room and dining room furniture, highlighted by a bay window that serves as a standout feature, allowing an abundance of natural light to fill the room, creating a wonderful space to relax.

An open entryway leads into the stylish kitchen, equipped with a variety of shaker-style wall and base units complemented by contrasting laminate worktops. This area is fully outfitted with a selection of integrated appliances, including: a fridge/freezer, electric oven, gas hob with an overhead extractor fan, dishwasher, and microwave.

The main bedroom is a spacious double that also features a matching bay window, enhancing the flow of the accommodation and providing a light-filled atmosphere. This room includes an ensuite facility that features: a walk-in shower cubicle, washbasin, and low-level WC set within a vanity unit. Additionally, there is a wall unit and a ladder radiator.

Bedroom two is also a double.

The family bathroom mirrors the decor of the ensuite and includes a three-piece suite: a fitted bathtub on one side, along with a washbasin and low-level WC integrated into a vanity unit. There is also a ladder radiator fitted.

**Kitchen/Living Room** - 6m x 5.6m (19'8" x 18'4") maximum measurements

**Bedroom One** - 4.6m x 3.9m (15'1" x 12'9") maximum measurements

**Ensuite** - 1.4m x 2.05m (4'7" x 6'8")

**Bedroom Two** - 3.05m x 3.2m (10'0" x 10'5") maximum measurements

**Bathroom** - 2.05m x 2.05m (6'8" x 6'8")

### Externally

The development features beautiful communal outdoor areas, primarily consisting of lush lawns surrounded by mature shrubs, trees, and plants. There is a designated parking area, along with extra spaces for visitors. A secure intercom system grants access to the communal hallways, which are consistently maintained in a clean and tidy condition.







**WalkersXchange Estate Agents**

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