



13 Grange Villas , Wallsend, NE28 7PL

- ** EXTENDED FOUR BEDROOM SEMI DETACHED HOUSE WITH LOVELY PERIOD STYLE FEATURES **
- ** CLOSE TO THE POPULAR CONSERVATION AREA THE GREEN & RICHARDSON DEES PARK **
- ** IMPRESSIVE HALLWAY ** THREE RECEPTION ROOMS ** MODERN KITCHEN ** DOWNSTAIRS WC **
- ** WOOD BURNING STOVE FIRE TO LOUNGE ** UTILITY ROOM ** WESTERLY ASPECT REAR GARDEN **
- ** BEAUTIFULLY PRESENTED ** FREEHOLD ** COUNCIL TAX BAND D ** ENERGY RATING TBC **

Price £360,000



- Extended Four Bedroom Semi Detached House

- Lounge- Dining Room & Sitting Area

- Close To Wallsend Green **Hallway**

Half glazed entrance door, feature panelling to walls, wood flooring, stairs to the first floor landing, picture rail, coving to ceiling, radiator.

Lounge

14'0" x 12'9" (4.27 x 3.91)

Double glazed bay window, fireplace with wood burning stove fire, wood flooring, picture rail, coving to ceiling, radiator.

Kitchen

12'0" x 10'4" (3.67 x 3.17)

Fitted with a range of wall and base units with contrasting work surfaces over, integrated oven and hob with extractor hood over, integrated fridge/freezer and dishwasher, sink unit. Double glazed window, tiling to floor, bi-folding doors leading into the dining room.

Dining Room

14'9" x 12'11" (4.51 x 3.94)

Fireplace with gas stove fire, herringbone flooring, radiator. Open plan to sitting area.

Sitting Room

10'7" x 10'7" (3.25 x 3.23)

Double glazed window and bi-folding doors opening to the rear garden, lantern style roof, herringbone flooring, vertical radiator.

Utility Room

7'5" x 7'4" (2.28 x 2.25)

Base unit with work surface over, plumber for washing machine and space for dryer, double glazed window, tiling to floor, half glazed external door.

- Lovely Period Style Features

- Utility Room & Downstairs WC

- Freehold - Council Tax Band D **WC**

4'10" x 3'9" (1.49 x 1.16)

WC, wash hand basin, tiling to floor, radiator.

Landing

Leaded window to half landing, part

panelled walls, dado rail and picture rail, radiator and access to the loft which has pull down ladders, lighting and is part boarded.

Bedroom 1

15'2" x 12'11" (4.63 x 3.96)

Double glazed window, fitted wardrobes, picture rail, radiator.

Bedroom 2

13'11" x 12'11" (4.25 x 3.95)

Double glazed window, picture rail, radiator.

Bedroom 3

10'11" x 10'4" (3.33 x 3.16)

Double glazed window, picture rail, radiator.

Bedroom 4

10'3" x 9'0" (3.14 x 2.75)

Double glazed window, cupboard, picture rail, radiator.

Bathroom

8'5" x 6'3" (2.57 x 1.93)

Comprising; bath, shower cubicle, WC and wash hand basin, double glazed window, tiling to walls and floor, ladder style radiator.

External

Externally there is a garden to the front

- Impressive Hallway

- Westerly Aspect Rear Garden

- Energy Rating TBC which is planted with shrubs. The rear garden is low maintenance and has decking, a paved patio and has a westerly aspect.

Material Information

BROADBAND AND MOBILE:

At the time of marketing we believe this information is correct, for further information please visit <https://checker.ofcom.org.uk>

EE-Good outdoor, variable in-home
O2-Good outdoor, variable in-home
Three-UK-Good outdoor and in-home
Vodafone-Good outdoor, variable in-home

We recommend potential purchasers contact the relevant suppliers before proceeding to purchase the property.

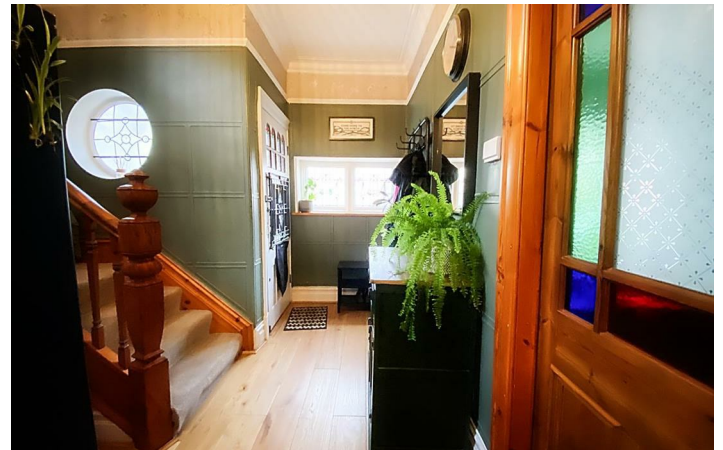
FLOOD RISK:

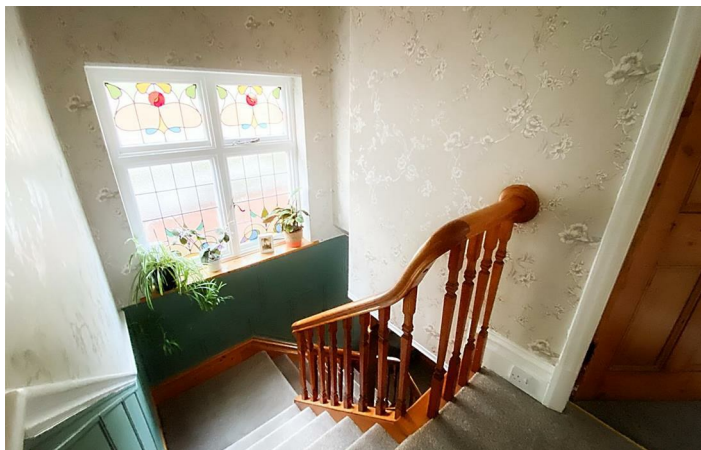
Yearly chance of flooding:
Surface water: Very low.
Rivers and the sea: Very low.

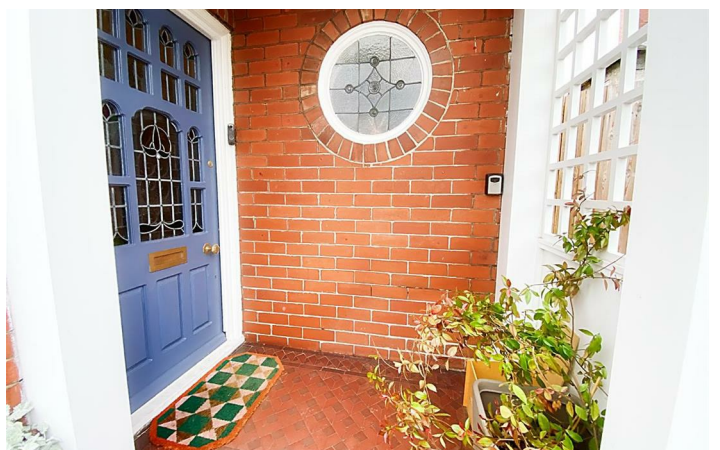
CONSTRUCTION:

Traditional

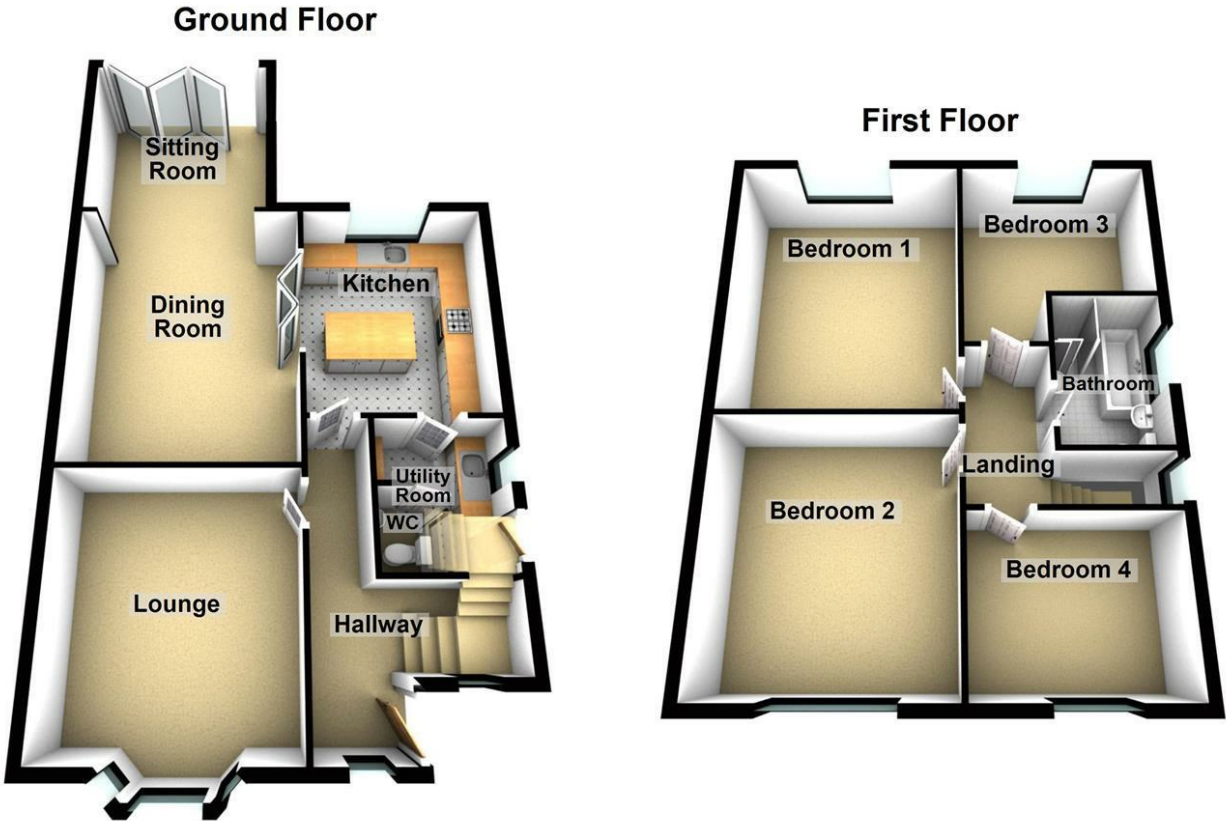
This information must be confirmed via your surveyor and legal representative.







Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		