

FOR SALE



Grosvenor Road, Newcastle

4 Bedrooms, 4 Bathroom, Mid Terraced House

Offers In Region Of £275,000


MARTIN&CO



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4 Bedrooms, 4 Bathroom

Offers In Region Of £275,000

- Victorian Mid Terraced House
- Split into four flats
- Wood Windows
- Gas Central Heating
- Rear Garden



ENTRANCE HALL Hardwood entrance glass panel door, Minton Tile Floor, Central Heating Radiator, Under Stairs Storage.

FLAT C, GROUND FLOOR EPC RATING E

LOUNGE/DINING 16' 6" x 11' 5" (5.05m x 3.49m)

Wood bay window to front elevation, Central heating radiator, Chimney breast with Adam style fire surround. Television aerial point, Picture Rail, Cornice, Carpet.

BEDROOM 14' 6" x 10' 5" (4.42m x 3.20m) Wood Window to rear elevation, Central Heating Radiator, Carpet.

SHOWER ROOM 8' 0" x 4' 1" (2.45m x 1.25m) Three Piece Bathroom Suite comprising of Hand wash basin, Low level WC, Shower Cubicle, Vinyl Floor Covering.

KITCHEN 9' 0" x 5' 11" (2.76m x 1.82m) Comprising of a Range of wall and base units with work tops over incorporating a stainless steel single sink, Space and plumbing for washing machine, Space for cooker, Wood window to rear elevation, Wood glass panel rear door, Part tiled walls, Space for fridge, Vinyl floor covering.

FLAT D, BASEMENT EPC RATING E

LOUNGE/DINING 16' 6" x 11' 5" (5.05m x 3.49m)

Wood window to rear elevation, Television aerial point, Central heating radiator, Coving, Chimney Breast, Carpet, Stairs to ground floor with fitted carpet and storage cupboard.

BEDROOM 12' 4" x 6' 0" (3.77m x 1.83m) Space for Wardrobe units, Central Heating Radiator, Carpet.

KITCHEN/DINER 14' 6" x 11' 5" (4.42m x 3.49m) Wood window to rear elevation, Wood glass panel door to rear elevation, Range of wall and base units with work



tops over Stainless steel single sink. Space and plumbing for washing machine, Space for fridge freezer, Tiled Floor, Central heating radiator.

SHOWER ROOM 8' 0" x 4' 1" (2.45m x 1.25m) Three piece bathroom suite in white comprising of Hand wash basin, Low level WC, Shower cubicle, Part tiled walls, Vinyl floor covering.

FLAT A, FIRST FLOOR EPC RATING D Entrance hallway with fire door and carpet to floor.

LOUNGE 13' 6" x 11' 5" (4.12m x 3.50m) Wood window to front elevation, Television aerial point, Chimney breast with cast iron fire place, Built in storage cupboard, Central heating radiator, Carpet to floor.

BEDROOM 10' 1" x 6' 5" (3.08m x 1.97m) Wood window to front elevation, Central heating radiator, Carpet to floor.

KITCHEN/DINER 13' 0" x 10' 5" (3.97m x 3.20m)

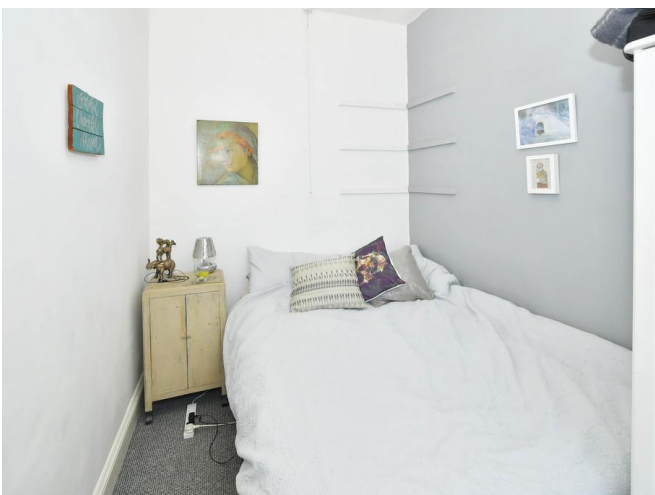
Range of wall and base unit with work tops over, fitted stainless steel sink, Built in larder cupboard, Space for cooker and fridge, freezer, Space and plumbing for washing machine, Wood window to rear elevation, Central heating radiator, Vinyl Floor covering.

BATHROOM 5' 11" x 5' 10" (1.82m x 1.80m) Three piece bathroom suite in sage with shower over bath, shower rail and curtain, Part tiled walls, Vinyl floor covering, Wood window to front elevation.

FLAT B, SECOND FLOOR EPC RATING D Stairs leading up with fitted carpet.

KITCHEN 6' 0" x 5' 11" (1.83m x 1.81m) Range of wall and base units with work tops over, fitted stainless steel sink, Wood window to rear elevation, Space for undercounter fridge and freezer, Space and plumbing for washing machine, Space for cooker, Part tiled walls, Vinyl floor covering.

LANDING Velux skylight and fitted carpet.




LOUNGE 18' 2" x 13' 6" (5.54m x 4.12m) Wood window to rear elevation, Central heating radiator, Chimney breast, Television aerial point, Carpet to floor.

BEDROOM 13' 0" x 8' 3" (3.97m x 2.54m) Wood window to front elevation, Central heating radiator, Carpet to floor.

SHOWER ROOM 9' 0" x 3' 0" (2.76m x 0.93m) Three piece bathroom suite in white including the shower cubicle, Wood window to rear elevation, Part wood panel walls, Central heating radiator, Extractor fan, Vinyl floor covering.

This property also benefits from a rear garden which has a block paved walk way, Wooden gate for rear access, Borders with mature plants and shrubs, Lawn area, Enclosed by walls, Brick built storage shed.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D		
(39-54)	E	53	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC 	





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