

FOR SALE



Grosvenor Road, Newcastle

3 Bedrooms, 1 Bathroom, Semi-Detached House

Asking Price Of £275,000



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- Traditional Semi Detached Family Home
- Three Bedroom
- Family Bathroom
- Upvc Double Glazing
- Gas Central Heating

We are pleased to bring to the sales market this traditional three bedroom semi detached family home. The property is conveniently located for Newcastle town centre with an array of shops cafes and pubs, local schools, Keele University, the hospital and good road network links to the A500, A50 and M6. Steeped in history and with some traditional features remaining benefiting from gas central heating and Upvc double glazing. Stoke train station is also within easy reach. This property will provide a very good family home. Briefly comprising of Entrance hall, lounge, dining room, sun room, kitchen, family bathroom and three bedrooms. Externally the property benefits from a rear garden along with a front garden and drive providing parking and access to the single garage. Early viewing is highly recommended.

HALL 14' 4" x 7' 6" (4.37m x 2.29m) Upvc double glazed leaded light frosted glass panelled door and windows to the front elevation, central heating radiators x 2, dado rail and picture rail, alarm, quarry tiled flooring

DOWNSTAIRS CLOAKROOM 5' 10" x 2' 6" (1.78m x 0.76m) Upvc double glazed frosted glass window to the side elevation, LLWC, hand wash basin, quarry tiled flooring

DINING ROOM 11' 3" x 11' 0" (3.43m x 3.35m) Upvc double glazed leaded light bay window to the front elevation, chimney breast, tiled fire place, gas fire, picture rail, central heating radiator, carpet to floor





LOUNGE 11' 11" x 11' 3" (3.63m x 3.43m) Wood glass panelled sliding doors, TV aerial point, chimney breast, open fire place, log burner, picture rail, carpet to flooring

STAIRS AND LANDING Upvc double glazed frosted window to the side elevation, loft access, dado rail and picture rail, wood laminate flooring

SUN ROOM 9' 7" x 5' 9" (2.92m x 1.75m) Upvc double glazed glass panelled doors into rear garden, central heating radiator, carpet to floor

BEDROOM 7' 1" x 6' 7" (2.16m x 2.01m) Upvc double glazed window to the front elevation, central heating radiator, carpet to floor

Opens into;

KITCHEN 14' 9" x 7' 6" (4.5m x 2.29m) Upvc double glazed frosted glass window to the side elevation, Upvc double glazed window to the rear, wood glass panelled door to the side, range of wall and base units with work tops over, Belfast sink, space for cooker, fridge and freezer, space and plumbing for washing machine and tumble dryer, central heating boiler, wood laminate flooring

BEDROOM 10' 11" x 10' 7" (3.33m x 3.23m) Upvc double glazed window to the front elevation, chimney breast, picture rail, central heating radiator, carpet to floor

BEDROOM 11' 6" x 10' 11" (3.51m x 3.33m) Upvc double glazed window to the rear elevation, chimney breast, picture rail, central heating radiator, carpet to floor



BATHROOM 7' 4" x 7' 1" (2.24m x 2.16m) Upvc double glazed frosted windows to the side and rear elevations, 3 piece suite in white with shower over including jacuzzi bath, shower rail, central heating radiator, part tiled walls, carpet to floor

GARDEN Two tier paved area to bottom patio, garden area to the top, lawn area, garden house, enclosed by fence, a wildflower garden with apple trees, gooseberry and raspberry bushes, workshop to the side, gravel driveway to the front, single garage







All measurements are approximate and for display purposes only

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