



Grange Close | Whitley Bay | NE25 9RL

£385,000

A substantially extended family link semi-detached home. Beautifully positioned in this sought after cul-de-sac, within walking distance to Monkseaton Village, Metro, sought after local schools, shops and restaurants! This lovely property offers so much flexibility and space for the family, with two story extensions and an additional third floor with fifth bedroom and shower room. The property benefits from an entrance porch, impressive hallway, downstairs cloaks/w.c. Front lounge with feature bay window, attractive fireplace and gas, living flame fire, opening through to the extended dining room, again with feature fireplace and gas coal effect fire, there is also a French door opening out to the garden area. The kitchen is an excellent size and opens through to an extended, additional dining area and family lounge with French doors out to the garden, separate utility and access through to the garage. To the first floor there is a gorgeous four-piece family bathroom and three spacious bedrooms off the main landing area. The current family have used the first, floor extension to create an additional lounge area, fitted kitchen and showcases stairs up to the second floor with double bedroom and contemporary shower room. The garden to the rear is beautifully presented and has a wonderful South-Westerly aspect, so you can enjoy warmer days and evenings! Block paved front driveway and garage.

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Double Glazed Entrance Door to:

ENTRANCE PORCH: tiled floor, double glazed leaded windows, door to:

ENTRANCE HALLWAY: turned staircase up to the first floor, radiator, under-stair cupboard, contemporary flooring, door to:

DOWNSTAIRS CLOAKS/WC.: vanity sink unit with mixer taps, low level w.c. with push button cistern, fully tiled walls, tile effect flooring

LOUNGE: (front): 15'7 x 13'2, (4.75m x 4.01m), with measurements into alcoves and double-glazed bay window, attractive feature fireplace, gas, coal effect fire, marble hearth, radiator, feature arch through to:

DINING ROOM: (rear): 20'7 x 13'1, (6.27m x 3.99m), fabulous size, extended dining room, with measurements into alcoves, double glazed windows and French door to the garden, high gloss flooring, attractive feature fireplace with gas, coal effect fire, radiator

KITCHEN: (rear): 16'4 x 7'8, (4.98m x 2.33m), a stylish family kitchen, incorporating a range of base, wall and drawer units, roll edge worktops, gas range cooker, cooker hood, one and a half bowl sink unit with mixer taps, double glazed window, vinyl flooring, delft rack, tiled splashbacks, through to:

DINING AND LIVING AREA: (rear): 17'8 x 8'8, (5.38m x 2.54m), an extended family living and dining room, pleasantly overlooking the rear garden, double glazed French doors out to the garden, electric fire, brick chimney breast, radiator, door to:

UTILITY ROOM: 9'0 x 8'6, (2.74m x 2.59m), single drainer sink unit, worktop, plumbed for automatic washing machine, radiator, door to:

GARAGE: 9'6 x 9'5, (2.90m x 2.87m), combination boiler



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FIRST FLOOR LANDING AREA: dado rail, door to:

FAMILY BATHROOM: 8'7 x 8'7, (2.62m x 2.62m), a gorgeous, re-fitted bathroom, showcasing, bath with mixer taps, separate shower cubicle with chrome shower and additional forest waterfall spray, vanity sink unit with mixer taps, low level w.c., tile effect flooring, panelled ceiling with spotlights, tiled walls, double glazed window, chrome ladder radiator

BEDROOM ONE: (rear): 12'3 x 12'3, (3.73m x 3.73m), radiator, double glazed window

BEDROOM TWO: (front): 12'9 x 12'1, (3.89m x 3.68m), fitted wardrobes, radiator, double glazed window, wall lights

BEDROOM THREE: (front): 9'0 x 8'6, (2.74m x 2.59m), radiator, double glazed window

BEDROOM FOUR/FIRST FLOOR LOUNGE: (front): 12'8 x 9'3, (3.86m x 2.82m), radiator, double glazed window

KITCHEN: (rear): 12'2 x 8'3, (3.71m x 2.52m), a stylish range of base, wall and drawer units, roll edge worktops, single drainer sink unit, integrated electric oven, hob, cooker hood, double glazed window

SECOND FLOOR LANDING AREA: storage cupboard, door to:

BEDROOM FIVE: (rear): 11'4 x 9'8, (3.45m x 2.25m), restricted head room, storage into eaves, fitted storage, two Velux windows

SHOWER ROOM: modern suite comprising of, shower cubicle, electric shower, vanity sink unit, low level w.c. with push button cistern, storage into eaves, Velux windows

EXTERNALLY: a beautiful, South-Westerly, rear garden with paving, lawned area, well stocked borders, decked patio area. To the front of the property is a block paved driveway feature gravelling, garage

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains/Gas

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: Garage/Driveway

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any

TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: C

EPC RATING: D

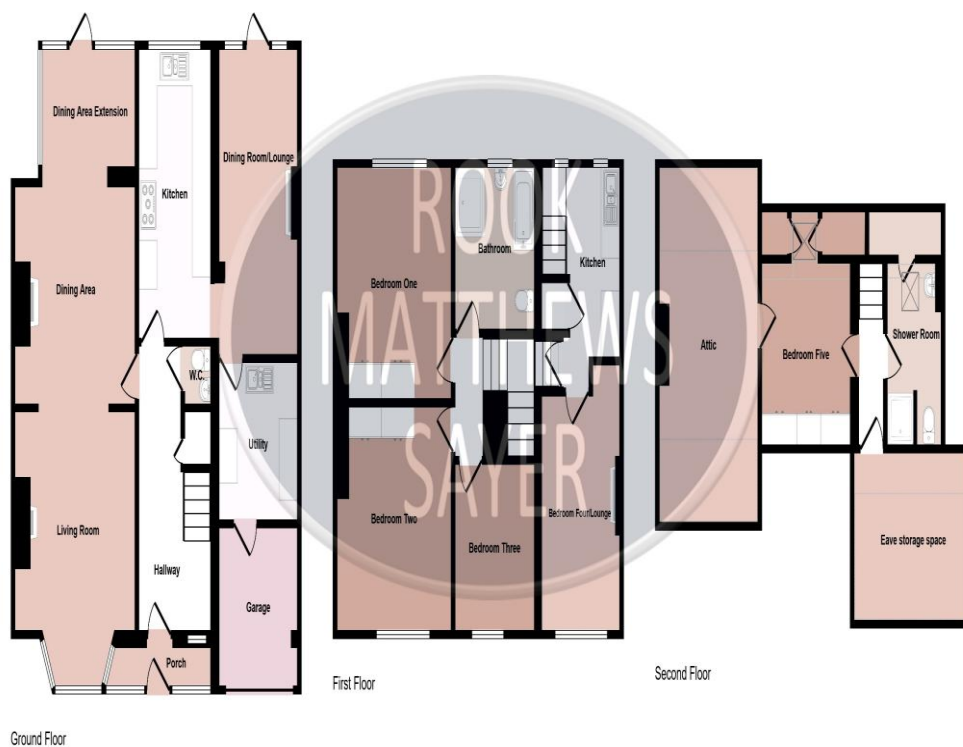
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Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Magic Snaggy 360.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

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