



13 Grange Crescent, High Heworth, Gateshead, Tyne & Wear, NE10 8UY

Offers Over £155,000



Key features

- SEMI DETACHED HOUSE
- THREE BEDROOMS
- FRONT FACING LOUNGE
- SEPERATE DINING ROOM
- FAMILY SIZED KITCHEN
- MODERN BATHROOM
- CLOSE TO LOCAL AMENITIES
- GREAT TRANSPORT LINKS
- NO ONWARD CHAIN
- VIEWING ADVISED



Description

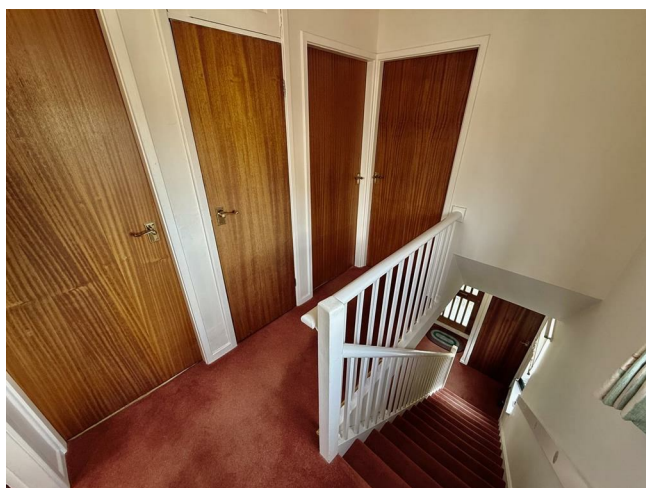
Offered with NO ONWARD CHAIN, we present for sale this charming semi-detached house in the desirable area of Grange Crescent, Gateshead. The property presents an excellent opportunity for families and first-time buyers alike.

The porch leads through into a space entrance hall, into the large lounge with bay window. There is a separate dining room and sizeable kitchen leading to the rear garden. Upstairs, the property boasts three well-proportioned bedrooms, offering ample space. The modern shower room has been thoughtfully designed, providing a stylish and functional space.

One of the standout features of this home is its convenient location, situated close to a variety of local amenities. Residents will appreciate the ease of access to shops, schools, and recreational facilities.

Additionally, the property benefits from driveway parking for one vehicle, ensuring that you have a designated space for your car. With no onward chain, this home is ready for you to move in without delay, allowing for a smooth transition.

In summary, this semi-detached house on Grange Crescent is a fantastic opportunity to secure a lovely family home in a sought-after location. With its modern amenities and proximity to local conveniences, it is sure to attract considerable interest. Do not miss the chance to make this delightful property your own.



PORCH

ENTRANCE HALL

12 x 6'1

LOUNGE

15'6 x 13'4

KITCHEN

10'11 x 9'11

DINING

10'7 x 9'9

STAIRWAY/LANDING

BEDROOM ONE

13'8 x 12

BEDROOM TWO

13'7 x 9'9

BEDROOM THREE

8'11 x 8'10







SHOWER ROOM

7'10 x 5'4

EXTERNAL

DISCLAIMER SALES

The particulars on these properties are set out as a general guidance for intended purchasers or tenants, and do not constitute part of an offer or contract. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. All dimensions, descriptions and distances, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility. Any intending purchasers or tenants should not rely on them as statements of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Measurements have been taken using a laser distance meter and may be subject to a margin of error. For further information see the Consumer Protection from Unfair Trading Regulations.

Grange Crescent



Total Area: 90.0 m² ... 969 ft²
 All measurements are approximate and for display purposes only

Energy Efficiency Rating

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

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	

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