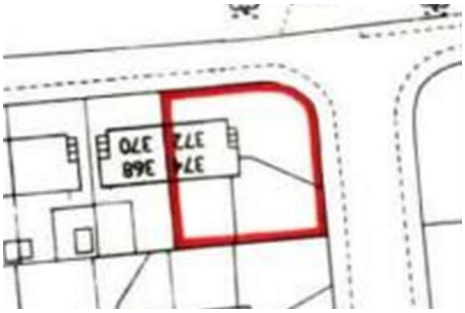
next2buy property retailers make the next step easy



372 Grace Street

Byker, Newcastle Upon Tyne, NE6 2RP

This property is currently marked as "Sale Agreed," and no additional viewings will be conducted. We welcome inquiries from anyone looking to sell their property and interested in obtaining one of our "Gone" boards. Please feel free to contact us.

** A MUST VIEW ** GREAT SIZE FAMILY HOME ** GENEROUS CORNER PLOT **

** EXTENDED THREE BEDROOM SEMI DETACHED HOUSE ** BYKER METRO 0.4 MILES **

** LARGE BATHROOM & TWO SEPARATE WC's ** OPEN PLAN LOUNGE/DINING ROOM **

Offers Over £165,000

3 1 1 D

- Extended Three Bedroom House
- Driveway Parking
- Open Plane Lounge/Diner
- Freehold
- Generous Corner Plot
- Large Bathroom and Two Separate WC's
- Council Tax Band B
- Great Family Home or First Time Buy
- Kitchen/Diner
- Energy Rating D

Entrance Lobby

3'6" x 2'7" (1.08 x 0.81)
Composite door into inner lobby, access to downstairs WC and hallway

Downstairs WC

6'10" x 2'7" (2.10 x 0.81)
Double glazed window, radiator, WC, wash hand basin.

Hallway

11'1" x 8'7" (3.38 x 2.63)
Double glazed window, radiator, understairs storage cupboard and also built in storage, access to lounge

Open Plan Lounge/Diner

23'1" x 14'4" max (7.04 x 4.37 max)
Double glazed window to front and rear elevation, radiators to front and rear, access to kitchen/diner, feature fire place.

Kitchen/Diner

17'3" max x 15'0" (5.27 max x 4.58)
Two double glazed windows, UPVC door leading into rear garden, fitted with range of wall and base units with built in double oven and gas hob with overhead extractor hood, sink unit, plumbed for washing machine, integrated dishwasher, laminate flooring and radiator.

Landing

Two set of stairs leading to landing, double glazed window, access to bedrooms, bathroom, separate wc and loft.

Bedroom 1

12'9" x 10'4" (3.89 x 3.15)
Double glazed window, radiator, fitted wardrobes.

Bedroom 2

12'2" x 10'11" (3.73 x 3.33)
Double glazed window, radiator, sliding door wardrobe, cupboard housing boiler.

Bedroom 3

10'3" x 7'8" (3.14 x 2.34)
Double glazed window, radiator and fitted wardrobe.

Separate WC

7'11" x 4'7" (2.42 x 1.40)
Double glazed window, ladder style radiator, WC, inset wash hand basin with surrounding additional storage/furniture.

Bathroom

11'7" x 9'9" (3.55 x 2.98)
Three double glazed windows, ladder style radiator, bath, WC, wash hand basin and separate shower cubicle.

External

There is driveway parking available for multiple vehicles to the front/side of property with gated access to reat and a low maintenance graveled area to the front. There is a good size garden to the rear with patio area and shipping container for storage.

Material Information

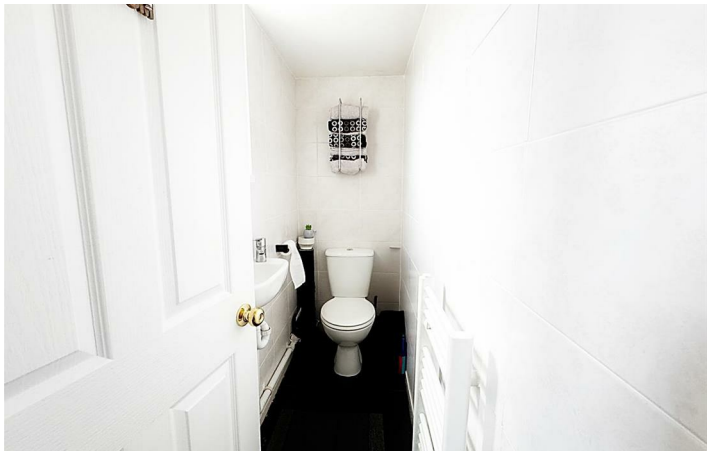
BROADBAND AND MOBILE:
At the time of marketing we believe this information is correct, for further information please visit https://checker.ofcom.org.uk

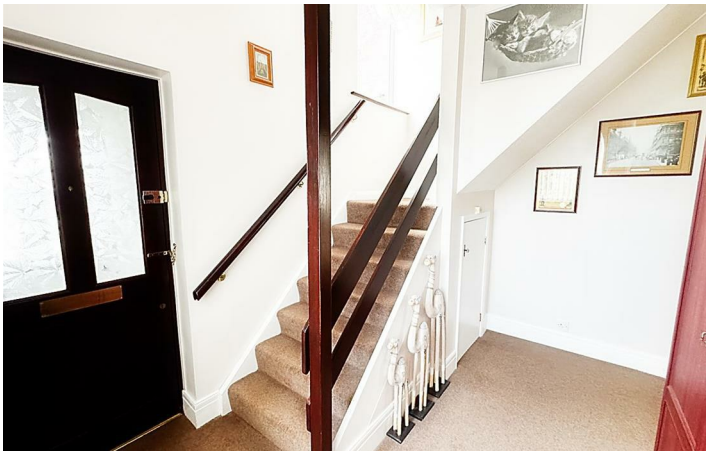
Various factors can affect coverage, such as being close to large trees or buildings when outdoors, or the thickness of walls if you're inside a building. This means there may be differences between the coverage prediction and your experience.

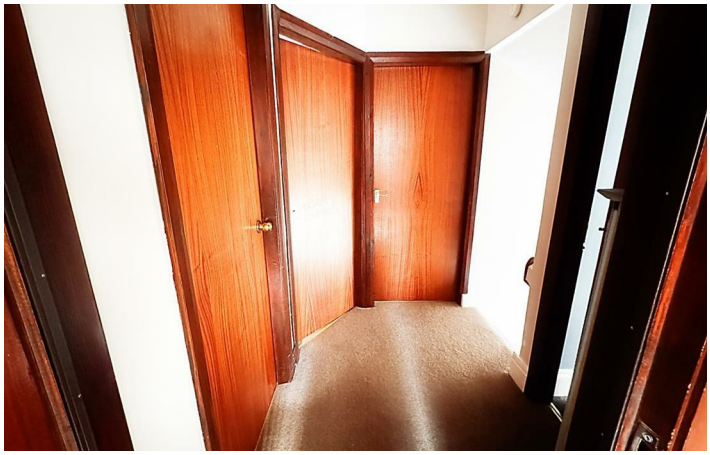
EE- Good outdoor
O2- Good outdoor, variable in-home
Three- Good outdoor, variable in-home
Vodafone - Good outdoor and in-home
We recommend potential purchasers contact the relevant suppliers before proceeding to purchase the property.

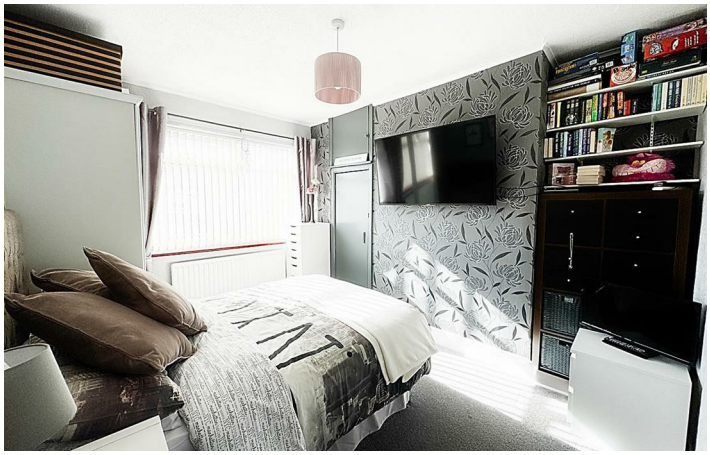
FLOOD RISK:
Yearly chance of flooding:
Surface water: Very low.
Rivers and the sea: Very low.

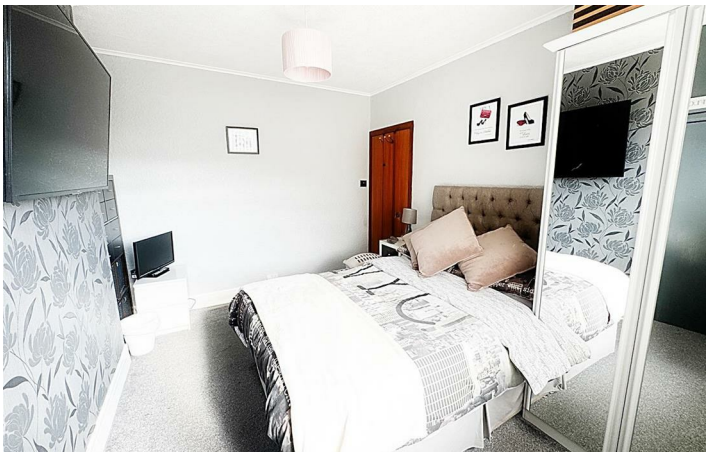
CONSTRUCTION:
Traditional.
This information must be confirmed via your surveyor and legal representative.

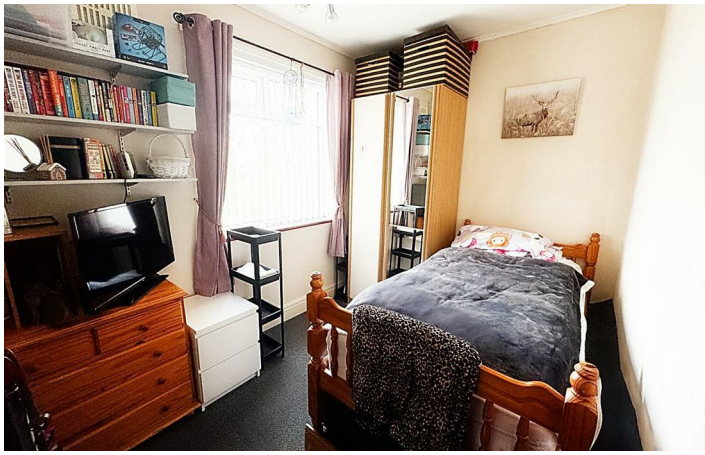




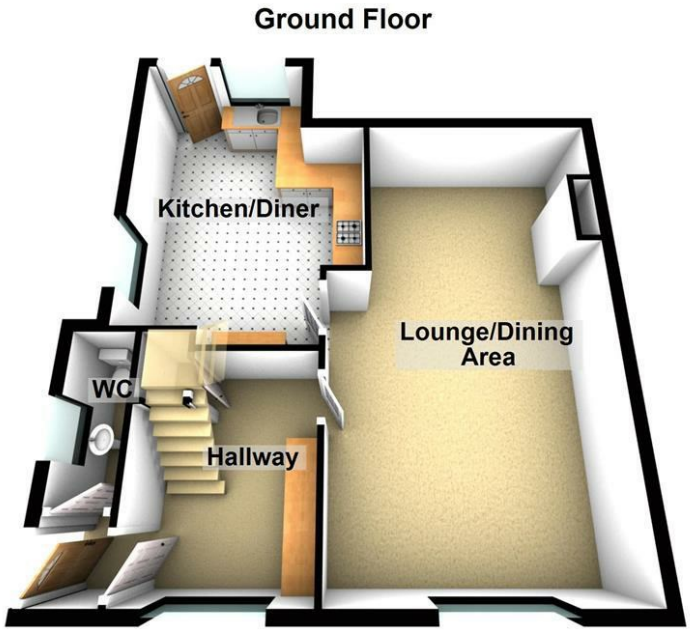


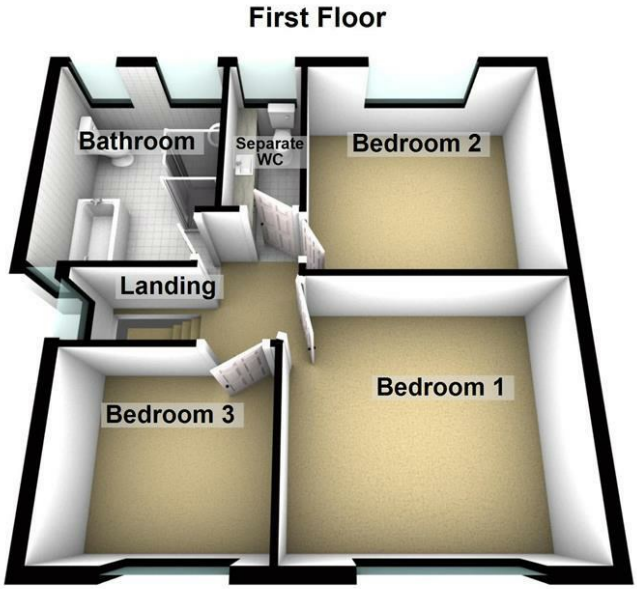




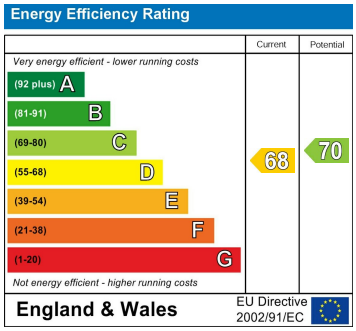


Floor Plan





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.



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