



4 Grange Villas , Wallsend, NE28 7PL

- PRICE GUIDE £325,000 TO £335,000 •
- A FANTASTIC FIVE BEDROOM SEMI DETACHED HOUSE - SITUATED OVER THREE FLOORS •
- SITUATED IN THE CONSERVATION AREA CLOSE TO THE GREEN & RICHARDSON DEES PARK •
- LOVELY PERIOD STYLE FEATURES & IMPRESSIVE HALLWAY • TWO RECEPTION ROOMS •
- EN-SUITE TO MASTER BEDROOM • SPACIOUS BREAKFASTING KITCHEN • FREEHOLD •

Price Guide £325,000



- GUIDE PRICE £325,000 to £335,000 •
- Close To The Green & Richardson Dees Park
- Council Tax Band D
- Five Bedroom Semi Detached House
- Lovely Period Features
- En-Suite To Master Bedroom
- Beautiful Spacious Family Home

Entrance Lobby

Double glazed entrance door, laminate flooring, inner door leading into the hallway.

Hallway

Stairs to the first floor landing, laminate flooring, radiator.

Lounge

13'10" x 12'9" (4.23 x 3.90)

Double glazed bay window, feature fireplace with tiled inset, coving to ceiling, laminate flooring, radiator and double doors leading into the dining room.

Dining Room

14'10" x 11'10" (4.53 x 3.62)

Double glazed windows and door leading out to the rear garden, coving to ceiling, radiator and laminate flooring.

Kitchen

22'11" max x 14'8" min x 10'5" (7.00 max x 4.49 min x 3.20)

Fitted with a range of wall and base units with work surfaces over and breakfast bar, integrated oven and five ring gas hob with extractor fan over, sink unit, double glazed windows, tiling to floor, radiator and external door leading to the side.

First Floor Landing

Feature leaded window, stairs leading to the second floor.

Bedroom 2

15'2" x 12'8" (4.63 x 3.87)

Double glazed window, fitted sliding door wardrobe, radiator.

Freehold Bedroom 3

14'0" x 12'7" into robe (4.27 x 3.85 into robe)

Double glazed window, fitted wardrobes and drawers, coving to ceiling, radiator.

Bedroom 4

10'8" x 10'5" (3.27 x 3.19)

Double glazed window, radiator.

Bedroom 5

10'5" x 7'7" (3.18 x 2.32)

Double glazed window, picture rail, radiator.

Family Bathroom

8'9" x 6'11" (2.67 x 2.12)

Fitted with a four piece suite comprising; freestanding bath with shower attachment, shower cubicle, WC and wash hand basin. Double glazed window, tile effect panelling to walls, ladder style radiator, tiling to floor.

Second Floor Landing

Double glazed windows, radiator.

Master Bedroom

23'9" x 11'4" x 14'1" max (7.24 x 3.47 x 4.31 max)

Double glazed windows to the rear elevation, skylight windows to the front, laminate flooring, radiators. (currently being used as additional living area.)

En-Suite

9'7" x 4'9" (2.93 x 1.46)

Shower cubicle, WC and wash hand basin, part tiled walls, skylight window, radiator with towel rail.

Energy Rating C External

Externally there is a garden to the front which is laid to lawn and double gates giving access to a shared driveway which leads to a private parking space. To the rear there is a garden which is laid to lawn and a shed 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>

EE-Good outdoor and in-home

O2-Good outdoor

Three-UK-Good outdoor and in-home

Vodafone_Good outdoor, variable 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.

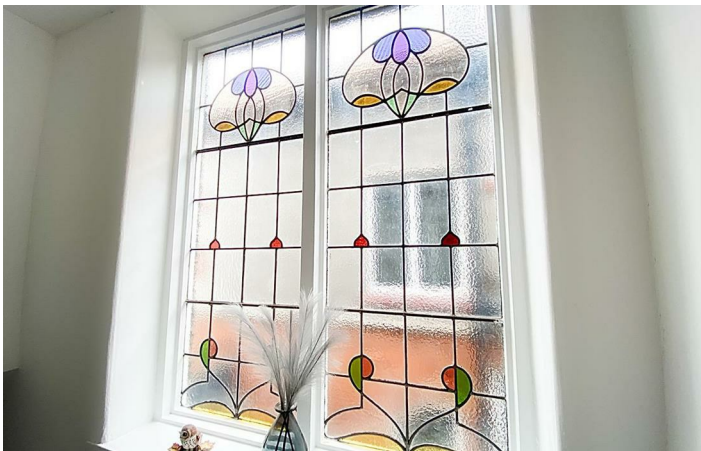
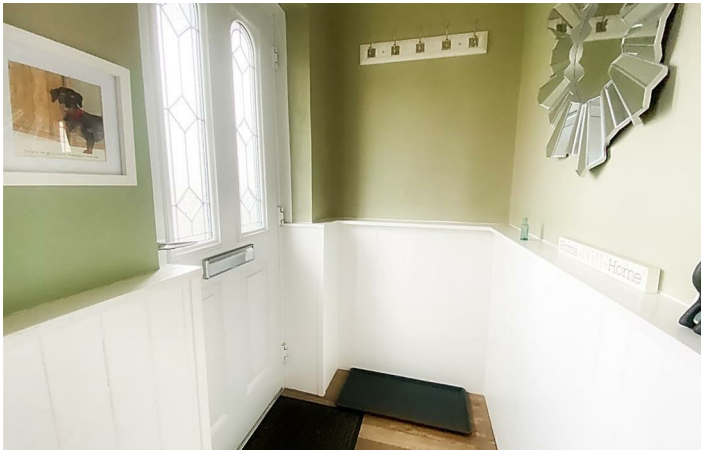
Rivers and the sea: Very low.

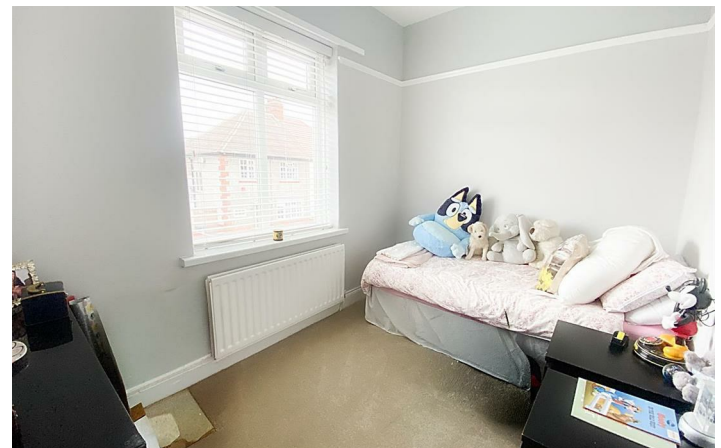
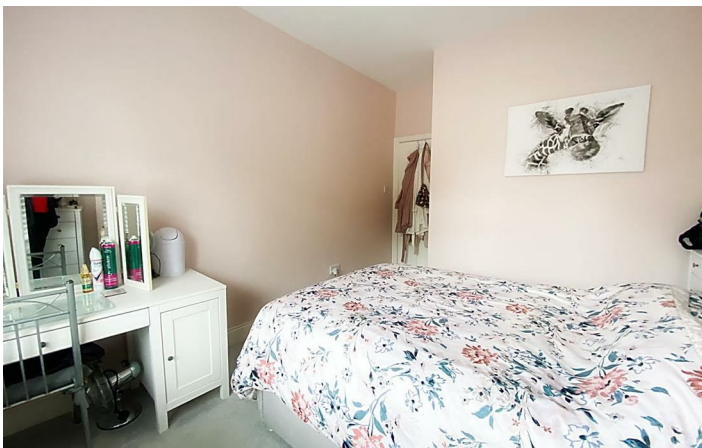
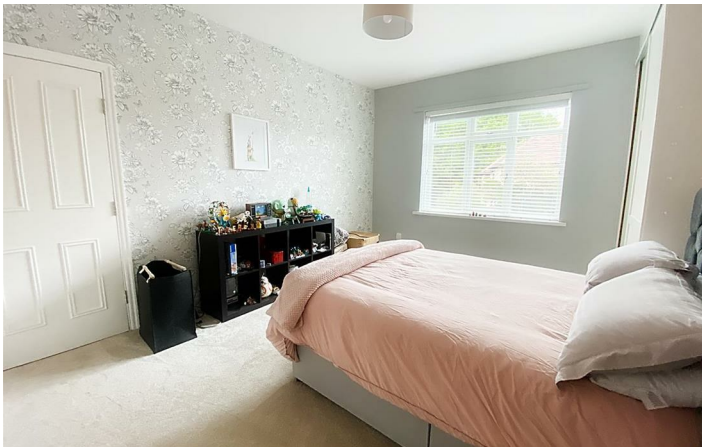
CONSTRUCTION:

Traditional

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

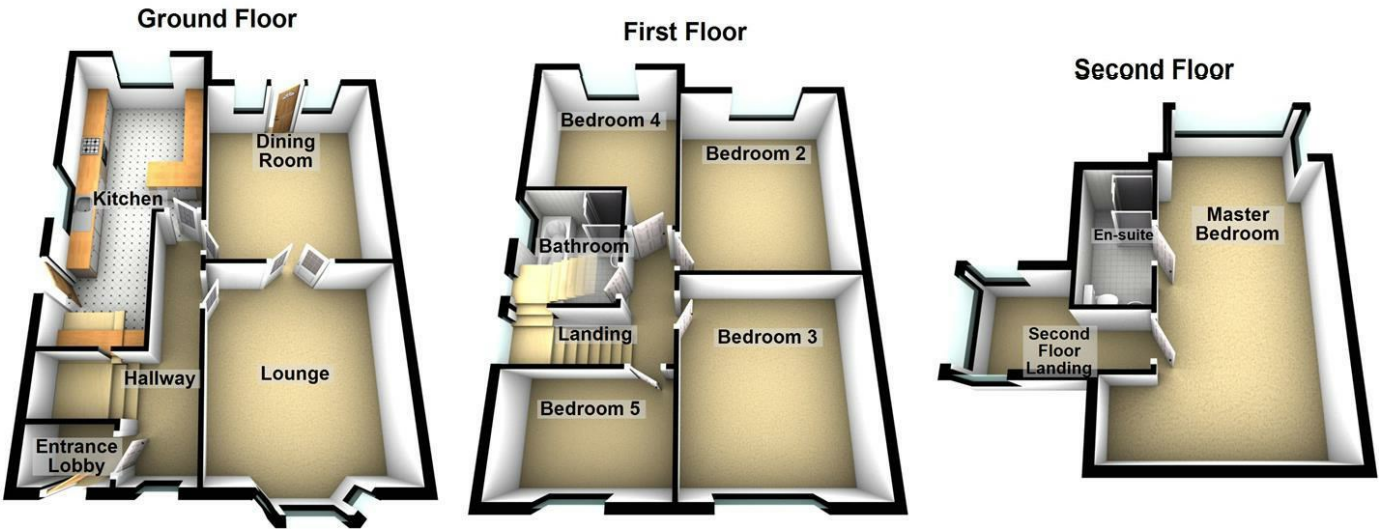








Floor Plan



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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	