

SIGNATURE

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📍 Grange Villas, Wallsend NE28 7PL

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**Asking Price
£495,000**

Signature North East are delighted to welcome to the market this four-bedroom semi-detached property, ideally situated on Grange Villas in Wallsend. The property enjoys a convenient location, close to local shops, supermarkets, schools and everyday amenities. Wallsend Metro Station and nearby bus services provide excellent connections to Newcastle city centre, while the surrounding road network offers easy access across the wider North East. Richardson Dees Park is also nearby, providing an attractive green space for outdoor recreation.

Upon entering through the enclosed porch, you are welcomed into the central hallway, which provides access to the main living spaces. The generously sized living room is bright and inviting, featuring a bay window, ample space for furnishings and a charming fireplace. The open-plan kitchen and dining room offers plenty of room for a dining table, alongside a further characterful fireplace. The kitchen is fitted with attractive wall and base units, complemented by sleek worktops and integrated appliances, including a double oven, microwave and hob. A separate utility room provides additional practicality and access to the rear garden. Completing the ground floor is an additional reception room, currently utilised as a study.

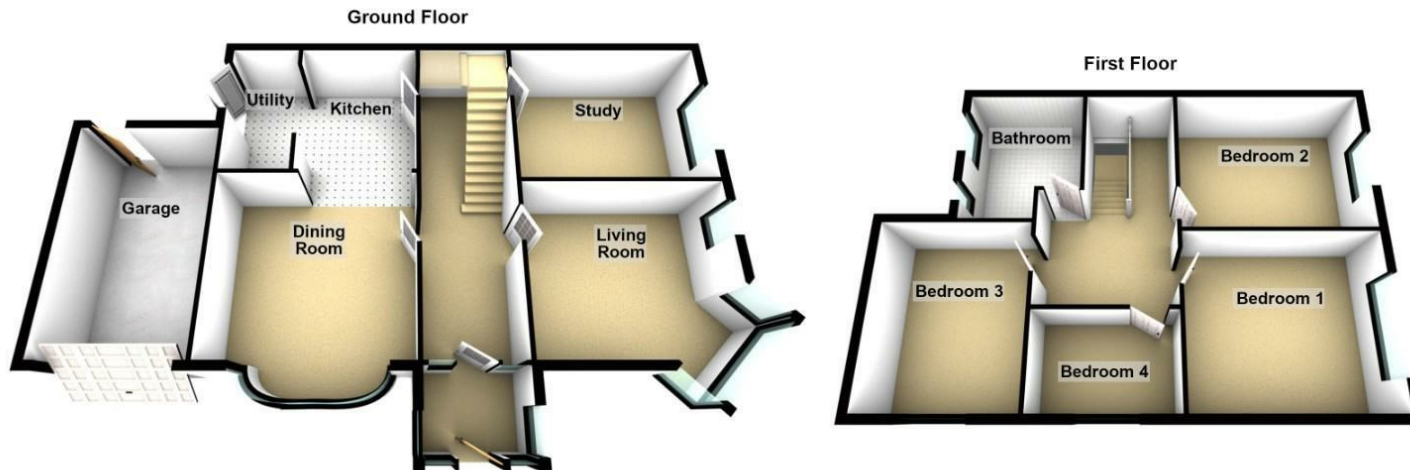
Ascending to the first floor, you will find four well-proportioned bedrooms. Bedrooms one, two and three can comfortably accommodate double beds alongside additional furnishings, while bedroom four is suitable for a single bed and further furniture. The accommodation is completed by a well-appointed bathroom, featuring a freestanding roll-top bathtub, corner shower cubicle, hand basin and W.C.

Externally, the property benefits from a rear yard with a patio area, offering space for outdoor furniture and relaxation. The yard also provides additional access to the garage, while on-street parking is available for residents. With its generous accommodation, characterful features and convenient location, this property presents an excellent opportunity for a range of buyers.



PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.

PROPERTY FLOORPLAN



Total area: approx. 164.9 sq. metres (1775.0 sq. feet)

Measurements:

Living Room
13'1" x 13'9"

Dining Room
12'9" x 13'9"

Kitchen
10'2" x 8'6"

Utility
10'2" x 4'11"

Study
10'9" x 13'9"

Bedroom One
12'1" x 13'9"

Bedroom Two
10'9" x 13'9"

Bedroom Three
12'9" x 9'10"

Bedroom Four
6'6" x 9'10"

Bathroom
10'2" x 8'6"

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 





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