



## Bentinck Road Grainger Park

- Large Semi Detached House
- Three Floors
- Four Bedrooms
- Ground Floor WC
- Garden, Yard & Off Street Parking

**Offers Over: £185,000**

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**BENTINCK ROAD, GRAINGER PARK, NEWCASTLE UPON TYNE NE4 6UT**

Offered with no chain, Jubilee Cottage is a unique large semi detached house which is set over three floors, located in Grainger Park. The property displays a plaque commemorating Queen Victoria's Diamond Jubilee. The accommodation to the ground floor briefly comprises of vestibule, hallway, lounge, WC, dining/kitchen and utility. There is a split level landing which gives access to two bedrooms and a bathroom. A further split level landing gives access to two further bedrooms and a wash room. Externally, there is a garden to the front, yard to the rear and off street parking.

The property benefits from gas central heating and double glazed where stated.

Early viewing is recommended.

The property is situated close to local public transport routes to and from Newcastle city centre, the MetroCentre, and easy access to the A1 and A69.

**Tenure**

It is understood that this property is freehold. 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: E**

FN00008834/SJP/SP/04012023/V.2



BENTINCK ROAD, GRAINGER PARK, NEWCASTLE UPON TYNE NE4 6UT

### Vestibule

### Hallway

Stairs to first floor landing. Radiator.

### Lounge 14' 5" max x 17' 10" into bay (4.39m x 5.43m)

Box bay window to the front. Single glazed sash window to the front. Coving.

### WC

Frosted single glazed window to the side. Low level WC.

### Dining Room/Kitchen 17' 7" into bay x 15' 11" max (5.36m x 4.85m)

Single glazed sash bay window to the front. Sink/drain. Gas hob. Electric oven. Gas fire. Coving. Radiator.

### Utility 10' 2" x 6' 3" (3.10m x 1.90m)

Double glazed window to the front. Sink/drain. Plumbed for washing machine.

### Split Level Landing

Stained single glazed sash window to the rear.

### Bedroom One 13' 11" x 15' 11" max (4.24m x 4.85m)

Single glazed sash window to the front. Coving. Radiator.

### Bedroom Two 14' 7" max x 17' 11" into bay (4.44m x 5.46m)

Sash single glazed window to the front. Box bay window to the front. Coving. Radiator.

### Bathroom

Frosted single glazed sash window to the front. Panelled bath with shower over. Pedestal wash hand basin. Radiator.

### Split Level Landing

Single glazed sash window to the rear.

### Bedroom Three 15' 10" max x 12' 0" (4.82m x 3.65m)

Double glazed window to the front. Radiator.

### Bedroom Four 14' 6" max x 12' 6" (4.42m x 3.81m)

Double glazed window to the front. Radiator.

### Wash Room

Sink.

### External

Front garden. Off street parking. Rear yard.

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		79
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	45	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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**Money Laundering Regulations** – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

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