



Grange Close Whitley Bay

Such a gorgeous location, pleasantly nestled at the head of this popular cul-de-sac, just a short walk from Monkseaton Village, shops, local schools of excellence, Metro and bus routes. It is also just a short drive from our fabulous Coastline and Award Winning Town Centre. This family semi is spacious throughout and offers two reception rooms, the lounge with bay window and a feature fireplace and gas, coal effect fire, the dining room also opens into the garden room which extends across the rear of the property, fitted kitchen with integrated appliances and internal access to the generous garage. There are three bedrooms and a modern bathroom with shower to the first floor. Large garden to the rear of the property, double width driveway and attached garage to the front. Freehold: EPC: D, Council Tax Band: C

£310,000

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Entrance Door through to:

ENTRANCE HALLWAY: spindle staircase to the first floor, tiled floor, under-stair cupboard, half panelled wall, radiator, coving to ceiling, door to:

LOUNGE: (front): 14'9 x 14'5, (4.50m x 4.39m), with measurements into feature double glazed bay window and alcoves, attractive fireplace with gas, coal effect fire, radiator, open through to:

DINING ROOM: (rear): 12'2 x 12'3, 3.71m x 3.73m), half panelled walls, radiator, door through to orangery/family room

KITCHEN: (rear): a range of fitted base, wall and drawer units, roll edge worktops, integrated electric oven, gas hob, stainless steel cooker hood, tiled floor, tiled splashbacks, single drainer sink unit with mixer taps, radiator, door to garage, through to:

ORANGERY/SUN ROOM: 19'1 x 9'2, (5.82m x 2.79m), an excellent size family room with double glazed French doors out to the garden area, spotlights to ceiling, radiator



FIRST FLOOR LANDING AREA: loft access, airing cupboard, door to:

BEDROOM ONE: (front): 11'5 x 12'4, (3.48m x 3.76m), radiator, double glazed window, laminate flooring

BEDROOM TWO: (rear): 12'7 x 12'2, (3.84m x 3.71m), radiator, double glazed window, laminate flooring

BEDROOM THREE: (front): 8'0 x 7'7, (2.44m x 2.31m), radiator, double glazed window, laminate flooring

BATHROOM: Modern bathroom, comprising of, bath with hot and cold mixer taps, separate shower cubicle, chrome shower, pedestal washbasin with hot and cold mixer taps, low level w.c. with push button cistern, radiator, fully tiled walls and floor, double glazed window

EXTERNALLY: Generous rear garden, with patio and fencing, shed, feature gravelling. To the front of the property there is a double width driveway and door into the garage that measures, 19'9 x 7'8, (6.02m x 2.33m), plumbed for automatic washing machine, two single glazed windows

TENURE

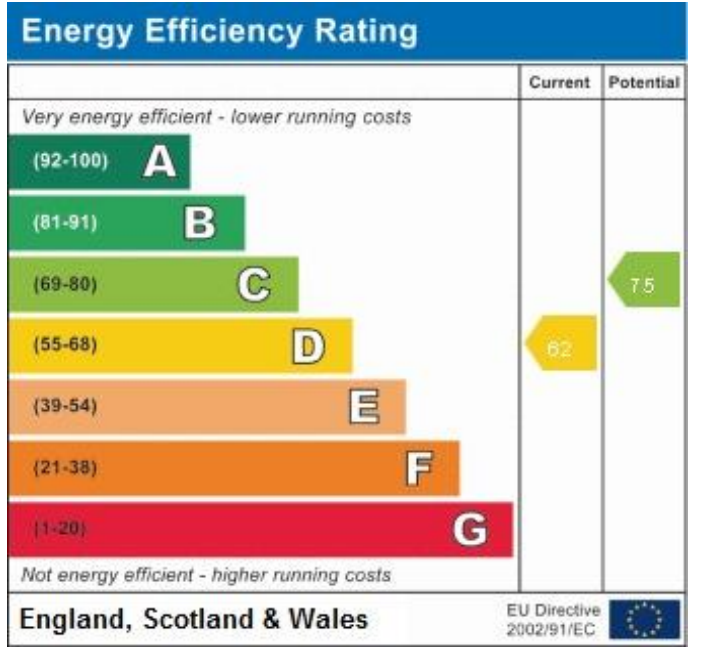
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

Council Tax Band: C

EPC Rating: D

WB1513/AI/AI/21/12/23/V.1





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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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