

# Clifton Road Grainger Park

- Semi Detached House
- Two Bedrooms
- Two Reception Rooms
- Gardens to Front & Rear

Offers Over: £120,000









# CLIFTON ROAD, GRAINGER PARK, NEWCASTLE UPON TYNE NE4 8DQ

#### PROPERTY DESCRIPTION

Offered for sale is this semi detached house located in Grainger Park. The accommodation to the ground floor briefly comprises of hallway, lounge, dining room, kitchen and utility/further kitchen area. To the first floor is a landing, two bedrooms and bathroom. Externally, there are gardens to the front and rear.

The property benefits from double glazing throughout.

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.

Early viewing is recommended.

Council Tax Band: A EPC Rating: D

# **PRIMARY SERVICES SUPPLY**

Electricity: Mains Water: Mains Sewerage: Mains Heating: Gas Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: On Street Parking

#### MINING

It is not known if the property is situated on a coalfield. It is also not known if the property has been directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

#### **TENURE**

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.

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# Hallway

Stairs to first floor landing. Storage cupboard. Radiator.

# Dining Room 13' 9" into bay x 10' 9" (4.19m x 3.27m)

Double glazed bay window to the front. Radiator. Opens into lounge.

# Lounge 16' 0" into bay x 10' 2" max (4.87m x 3.10m)

Double glazed bay window to the rear. French doors to the rear.

# Kitchen 9' 11" x 5' 11" (3.02m x 1.80m)

Double glazed window to the rear. Sink/drainer. Radiator.

# Utility/Further Kitchen Area 15' 5" x 6' 1" max (4.70m x 1.85m)

Double glazed window to the front. Double glazed window to the rear. Wall and base units. Plumbed for washing machine. Extractor hood. Radiator.

# **First Floor Landing**

Frosted double glazed window to the side.

# Bedroom One 14' 6" into bay x 16' 6" max (4.42m x 5.03m)

Double glazed bay window to the front. Radiator.

# Bedroom Two 12' 8" x 9' 0" max (3.86m x 2.74m)

Double glazed bay window to the rear. Radiator.

# Bathroom

Two frosted double glazed windows to the side. "L" shaped bath with shower over. Vanity wash hand basin. Low level WC. Loft access.

#### **External**

Gardens to the front and rear.

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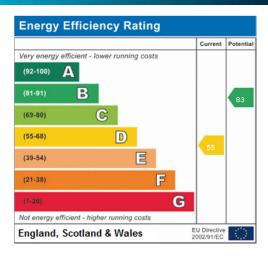












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Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some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



