



Tiverton Avenue, Grainger Park, Newcastle upon Tyne NE4 8SN

Offers over: £200,000

This semi detached house in Grainger Park, currently listed for sale, could be the exact property you've been searching for. The property is in good condition, ready for you to move in.

The accommodation to the ground floor briefly comprises of hallway, lounge, dining room, WC, kitchen, utility and garage. To the first floor is a landing, three bedrooms and bathroom. Externally, there is a driveway, garage, and gardens to the front and rear.

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: B
EPC Rating: TBC





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Semi Detached House

Ground Floor WC

Three Bedrooms

Driveway & Garage

Two Reception Rooms Plus Utility

Gardens to Front & Rear

For any more information regarding the property please contact us today

Hallway

Stairs to first floor landing. Radiator.

Lounge 15' 0" into bay x 12' 8" (4.57m x 3.86m)

Double glazed bay window to the front. Radiator. Opens into dining room.

Dining Room 16' 1" into bay x 12' 8" max (4.90m x 3.86m)

Double glazed bay window to the front. Radiator.

WC

Low level WC.

Kitchen 7' 10" x 6' 5" (2.39m x 1.95m)

Double glazed window to the rear. Extractor fan.

Utility 8' 10" x 8' 6" (2.69m x 2.59m)

Double glazed window to the rear. Sink/drain. Plumbed for washing machine. Door to the rear. Door to the garage.

Garage 15' 11" x 8' 7" (4.85m x 2.61m)

First Floor Landing

Frosted double glazed window to the side. Loft access (pull down ladder, boarded).

Bedroom One

12' 11" x 11' 3" into wardrobe (3.93m x 3.43m)

Double glazed window to the front. Fitted wardrobe. Radiator.

Bedroom Two

12' 0" x 11' 3" into wardrobe (3.65m x 3.43m)

Double glazed window to the rear. Fitted wardrobe. Radiator.

Bedroom Three 8' 11" x 7' 11" (2.72m x 2.41m)

Double glazed window to the front. Radiator.

Bathroom 8' 3" x 7' 10" (2.51m x 2.39m)

Two frosted double glazed windows to the side. Panelled bath with shower over. Pedestal wash hand basin. Low level WC. Radiator.

External

Driveway. Garage. Gardens to the front and rear.

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The house features three bedrooms, two of which are generously sized doubles that come with built in wardrobes, providing ample storage space. There is one spacious bathroom providing enough space for all family members.

The ground floor comprises of two reception rooms, offering plenty of living space. Furthermore, the property boasts a kitchen where you can cook up a storm for family and friends.

Some of the standout features of this property are the ground floor WC, a utility room, and a garage.

The large driveway offers ample parking space, a feature that is increasingly sought after. The rear of the property presents a well maintained grassed and patio area, perfect for relaxation or entertaining.

The location is ideal, with excellent public transport links, nearby schools, and local amenities all within a short distance. This makes it a convenient place to live, whether you have a family, are a professional, or are simply looking for a quiet and pleasant neighbourhood.

This house offers a perfect blend of comfort, convenience, and potential, making it an attractive option for any potential buyer. Don't miss out on this opportunity to own a beautiful home in a prime location.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: Driveway

The property benefits from double glazing throughout.

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

RESTRICTIONS AND RIGHTS

Listed? No

Conservation Area? No

Restrictions on property? No

Easements, servitudes or wayleaves? No

Public rights of way through the property? No

RISKS

Flooding in last 5 years: No

Risk of Flooding: Zone 1

Any flood defences at the property: No

Coastal Erosion Risk: Low

Known safety risks at property (asbestos etc...): No

BUILDING WORKS

Any known planning permissions or proposals in the immediate locality: No

Outstanding building works at the property: No

ACCESSIBILITY

This property has no accessibility adaptations.

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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EPC RATING – TO FOLLOW

Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

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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