



Eaton Place, Grainger Park, Newcastle upon Tyne NE4 6XA

Offers Over: £180,000

For sale with no chain is this semi detached house located in Grainger Park. The accommodation to the ground floor briefly comprises of hallway, lounge, dining room and kitchen. To the first floor is a landing, three bedrooms, bathroom and separate WC. Externally, there is a driveway, 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: A
EPC Rating: C





3



2



1

Semi Detached House

Two Reception Rooms

No Chain

Gardens to Front & Rear

Three Bedrooms

Driveway

For any more information regarding the property please contact us today

Hallway

Stairs to first floor landing. Radiator.

Lounge 21' 3" into bay x 11' 2" max (6.47m x 3.40m)

Double glazed bay window to the front. Sliding door to the rear. Radiator.

Dining Room 13' 3" x 10' 0" (4.04m x 3.05m)

Double glazed window to the rear. Storage cupboard. Opens into kitchen.

Kitchen 8' 1" x 7' 0" (2.46m x 2.13m)

Double glazed window to the front. Door to the side. Sink/drain. Gas hob. Electric oven.

First Floor Landing

Double glazed window to the rear. Loft access.

Bedroom One 12' 1" x 11' 3" (3.68m x 3.43m)

Double glazed window to the front. Radiator. Storage cupboard.

Bedroom Two 12' 1" max x 9' 11" (3.68m x 3.02m)

Double glazed window to the front. Storage cupboard. Radiator.

Bedroom Three 8' 11" x 6' 11" (2.72m x 2.11m)

Double glazed window to the side. Radiator.

Bathroom 6' 4" x 5' 5" (1.93m x 1.65m)

Frosted double glazed window to the rear. Panelled bath with shower over. Pedestal wash hand basin. Low level WC. Heated towel rail.

WC

Frosted double glazed window to the rear. Low level WC.

External

Gardens to the front and rear. Driveway.

T: 01912744661

Fenham@rmsestateagents.co.uk

**ROOK
MATTHEWS
SAYER**



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PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: On Street Parking

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

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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