SIGNATURE

NORTH EAST

OFFICIALLY RATED THE NO.1 ESTATE AGENT IN THE NORTH EAST

AWARDED
Best
Estate Agency
North East England
2018 & 2019

Grange Villas, Wallsend NE28 7PL

Grange Villas,
Wallsend NE28 7PL

Asking Price
£495,000

Signature North East are delighted to welcome to the market this four-bedroom semi-detached property, ideally situated on Grange Villas in Wallsend. The property enjoys a convenient location, close to local shops, supermarkets, schools and everyday amenities. Wallsend Metro Station and nearby bus services provide excellent connections to Newcastle city centre, while the surrounding road network offers easy access across the wider North East. Richardson Dees Park is also nearby, providing an attractive green space for outdoor recreation.

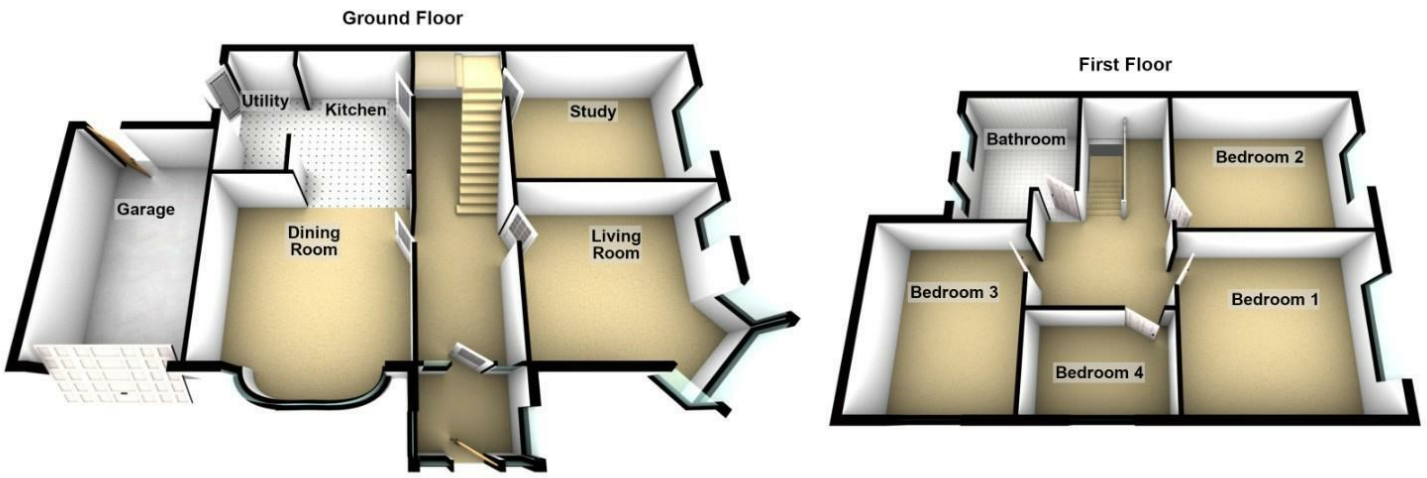
Upon entering through the enclosed porch, you are welcomed into the central hallway, which provides access to the main living spaces. The generously sized living room is bright and inviting, featuring a bay window, ample space for furnishings and a charming fireplace. The open-plan kitchen and dining room offers plenty of room for a dining table, alongside a further characterful fireplace. The kitchen is fitted with attractive wall and base units, complemented by sleek worktops and integrated appliances, including a double oven, microwave and hob. A separate utility room provides additional practicality and access to the rear garden. Completing the ground floor is an additional reception room, currently utilised as a study.

Ascending to the first floor, you will find four well-proportioned bedrooms. Bedrooms one, two and three can comfortably accommodate double beds alongside additional furnishings, while bedroom four is suitable for a single bed and further furniture. The accommodation is completed by a well-appointed bathroom, featuring a freestanding roll-top bathtub, corner shower cubicle, hand basin and W.C.

Externally, the property benefits from a rear yard with a patio area, offering space for outdoor furniture and relaxation. The yard also provides additional access to the garage, while on-street parking is available for residents. With its generous accommodation, characterful features and convenient location, this property presents an excellent opportunity for a range of buyers.

PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.

PROPERTY FLOORPLAN



Total area: approx. 164.9 sq. metres (1775.0 sq. feet)

Measurements:

Living Room
13'1" x 13'9"

Dining Room
12'9" x 13'9"

Kitchen
10'2" x 8'6"

Utility
10'2" x 4'11"

Study
10'9" x 13'9"

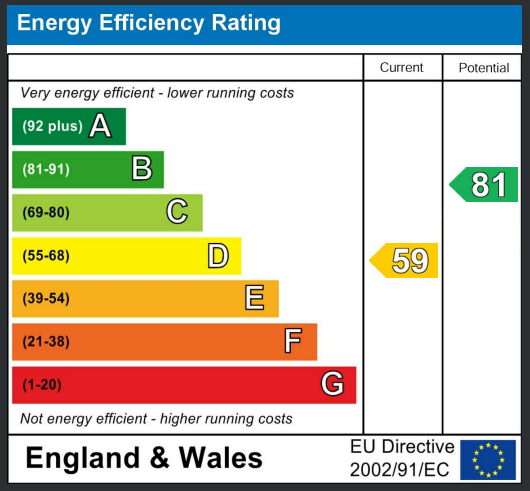
Bedroom One
12'1" x 13'9"

Bedroom Two
10'9" x 13'9"

Bedroom Three
12'9" x 9'10"

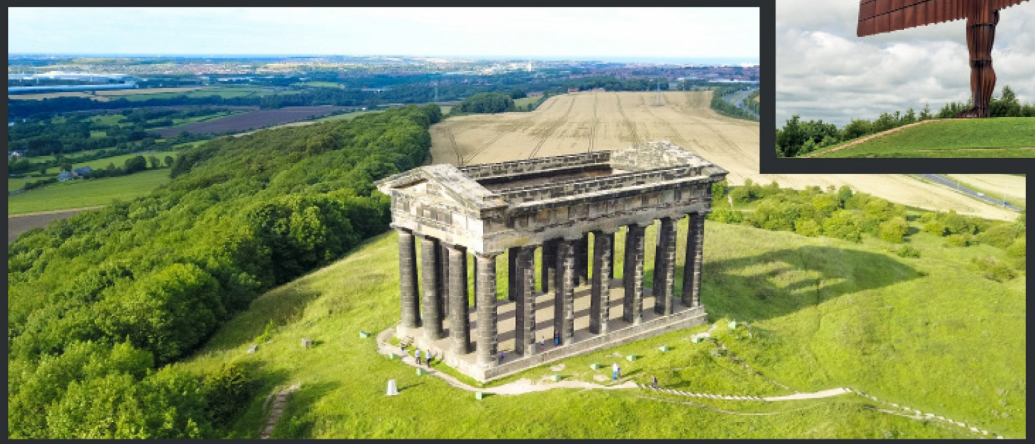
Bedroom Four
6'6" x 9'10"

Bathroom
10'2" x 8'6"



★★★★★ More 5 Star Customer Reviews than any other Agent based in the North East on allAgents.co.uk

AWARDED Best Estate Agency North East England 2018 & 2019



SALES | **LETTINGS** | **FINANCE** | **LAW**

WE COVER THE WHOLE OF THE NORTH EAST

Whitley Bay 0191 251 3344	Cramlington 01670 897 213	Tynemouth 0191 296 6689	Morpeth 01670 513 966	Ponteland 01661 820 082	Wallsend 0191 432 4151	Alnwick 01665 511 800	Heaton 0191 432 4275	Forest Hall 0191 266 9966	Other locations 0191 640 3523
Newcastle 0191 640 2284	Durham 0191 303 8252	Gosforth 0191 640 3523	Sunderland 0191 543 6390	Whickham 0191 432 5102	Gateshead 0191 432 4294	Jesmond 0191 281 1037	Killingworth 0191 640 3602	Ryton 0191 413 9845	Head Office & Lettings 0191 253 4815

*Highest recommended 5-star reviews than any other Estate Agent based in the North East on allAgents.co.uk - The UK's Largest Customer Review Website for the Property Industry & Awarded Best Estate Agency 2018 & 2019 - North East England by SME News