



## Normount Road Grainger Park

- Mid Terraced House
- Three Bedrooms
- Two Reception Rooms
- Rear Yard

**Asking Price: £185,000**

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ROOK  
MATTHEWS  
SAYER

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**NORMOUNT ROAD, GRAINGER PARK,  
NEWCASTLE UPON TYNE NE4 8SH**

**PROPERTY DESCRIPTION**

Offered for sale is this mid terraced house, located in Grainger Park. The accommodation to the ground floor briefly comprises of hallway, lounge, second reception room, kitchen. To the first floor is a landing, three bedrooms and bathroom. Externally, there is a town garden to the front and yard to the 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**

Radiator.

**Lounge 17' 10" into bay x 13' 2" max (5.43m x 4.01m)**

Double glazed window to the front. Radiator.

**Second Reception Room 13' 2" x 14' 2" (4.01m x 4.31m)**

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

**Kitchen 13' 5" x 7' 9" (4.09m x 2.36m)**

Two double glazed windows to the rear. Sink/drainer. Gas hob. Electric oven. High gloss units. Integrated fridge/freezer. Integrated washing machine. Integrated dishwasher. Door to the rear. Radiator.

**First Floor**

Skylight.

**Bedroom One 14' 6" x 9' 2" (4.42m x 2.79m)**

Double glazed window to the rear. Radiator.

**Bedroom Two 14' 7" x 9' 5" (4.44m x 2.87m)**

Double glazed window to the front. Radiator.

**Bedroom Three 11' 4" x 7' 1" (3.45m x 2.16m)**

Double glazed window to the front. Radiator.

**Bathroom**

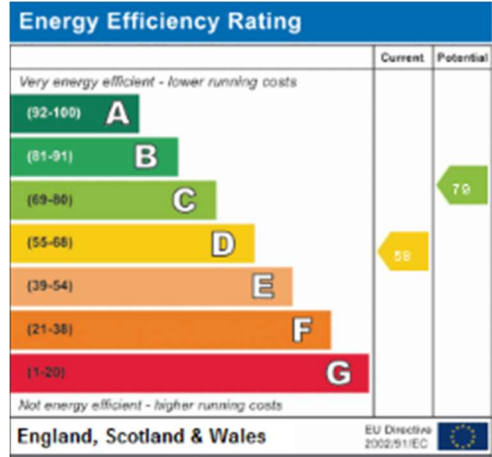
Frosted double glazed window to the rear. "L" shaped bath with shower over. Vanity wash hand basin. Low level WC. Heated towel rail.

**External**

Town garden to the front. Yard to the rear.

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**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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