



## McEwan Gardens Grainger Park

- Semi Detached House
- Four Bedrooms
- Two Reception Rooms
- Ground Floor Bathroom/WC
- First Floor WC
- Driveway & Garden

**Asking Price: £180,000**

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## MCEWAN GARDENS, GRAINGER PARK, NEWCASTLE UPON TYNE NE4 6XL

### PROPERTY DESCRIPTION

Available 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 bathroom. To the first floor is a landing, four bedrooms and WC. Externally, there is a paved area and driveway to the front, and garden to the rear.

The property benefits from double glazing where stated.

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: 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.

FN00009604/SJP/SP/25072024/V.1





**MCEWAN GARDENS, GRAINGER PARK, NEWCASTLE UPON TYNE NE4 6XL**

**Hallway**

Stairs to first floor landing. Storage cupboard. Radiator.

**Lounge 13' 6" into bay x 10' 9" (4.11m x 3.27m)**

Double glazed box bay window to the front. Radiator.

**Dining Room 15' 10" into bay x 10' 3" max (4.82m x 3.12m)**

Double glazed box bay window to the rear. Radiator.

**Kitchen 12' 1" x 11' 3" max (3.68m x 3.43m)**

Double glazed window to the rear. High gloss units. Sink/drainer. Gas hob. Electric oven. Extractor hood. French door to the rear. Radiator.

**Bathroom 11' 9" x 4' 3" (3.58m x 1.29m)**

Frosted double glazed window to the front. Shower cubicle. Vanity wash hand basin. Low level WC. Extractor fan. Heated towel rail.

**First Floor Landing**

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

**Bedroom One 12' 9" x 9' 2" (3.88m x 2.79m)**

Double glazed window to the rear. Radiator.

**Bedroom Two 9' 5" max x 14' 1" into bay (2.87m x 4.29m)**

Double glazed box bay window to the front. Radiator.

**Bedroom Three 8' 4" max x 6' 9" (2.54m x 2.06m)**

Double glazed window to the side. Frosted single glazed porthole window to the front. Radiator.

**Bedroom Four 6' 7" x 6' 11" (2.01m x 2.11m)**

Frosted double glazed window to the side. Radiator.

**WC**

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

**External**

Driveway and paved area to the front. Garden to the rear.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	59 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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