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CREATING MOVES, BUILDING RELATIONSHIPS,

Exceeding Expectations



FOR SALE

Ventnor Avenue

NEWCASTLE UPON TYNE, NE4 8RX

OFFERS OVER

£450,000

5 BEDROOMS · 2 BATHROOMS · 2 RECEPTIONS

WEARESIGNATURE.CO.UK

THE PROPERTY

Ventnor Avenue

OFFERS OVER £450,000 · FREEHOLD

Signature North East are delighted to welcome this spacious five-bedroom semi-detached home to the market. Located in the Grainger Park Estate of west Newcastle upon Tyne, the property is close to Westgate Road and benefits from excellent bus links, placing the city centre just a 10–15 minute journey away. The area is well known for its diverse, working-class community, affordable housing and convenient access to local amenities, making it ideal for buyers seeking value and connectivity rather than a quiet suburban setting.

Upon entering the property, you are welcomed into a central hallway which leads through to a generous living room, offering ample space for a range of furnishings and enjoying plenty of natural light from the large bay window. To the rear is an additional sitting room with direct access to the garden. The open-plan kitchen and dining area can comfortably accommodate a dining table and benefits from an abundance of wall and base units, complemented by extensive worktop space. From the kitchen, there is access to a conservatory which also features a convenient W.C. The garage has been converted to provide an additional living space, currently used as a large bedroom with its own en-suite shower room.

Moving to the first floor, the property offers four well-proportioned bedrooms. Bedrooms one, two and four all benefit from built-in sliding door wardrobes and can easily accommodate double beds along with additional furnishings. Bedroom three is ideally suited to a single bed with further storage or furniture. Completing this level is the family bathroom, fitted with a bathtub and overhead shower, hand basin and W.C.

Externally, the home boasts a large rear garden mainly laid to lawn, alongside a generous patio area which is perfect for outdoor furniture and entertaining. The property further benefits from two off-street parking spaces, accessible via a shared driveway, adding to the overall practicality of this impressive family home.





KEY FEATURES

- Five-bedroom semi-detached home in Grainger Park, west of Newcastle Upon Tyne
- Great transport links & located 10-15 minutes from city centre
- Two reception rooms plus open-plan kitchen/ diner & conservatory
- Garage converted to bedroom with en-suite
- Four first-floor bedrooms & family bathroom
- Rear garden & two off-street parking spaces

- Council Tax Band D
- EPC Rating C











ACCOMMODATION

Room Dimensions

FLOOR PLAN



Total area: approx. 169.0 sq. metres (1819.5 sq. feet)

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