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CREATING MOVES, BUILDING RELATIONSHIPS,

Exceeding Expectations



FOR SALE

Grange Villas

WALLSEND, NE28 7PL

ASKING PRICE

£495,000

4 BEDROOMS · 1 BATHROOMS · 3 RECEPTIONS

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THE PROPERTY

Grange Villas

ASKING PRICE £495,000 · FREEHOLD

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.





KEY FEATURES

- Four-bedroom semi-detached property in a convenient Wallsend location
- Living room featuring a bay window & charming fireplace
- Open-plan kitchen and dining room with integrated appliances
- Separate utility room & additional reception room/study
- Four bedrooms & a family bathroom with roll-top bath & separate shower
- Rear yard with patio, garage access & on-street parking

- Council Tax Band D
- EPC Rating D









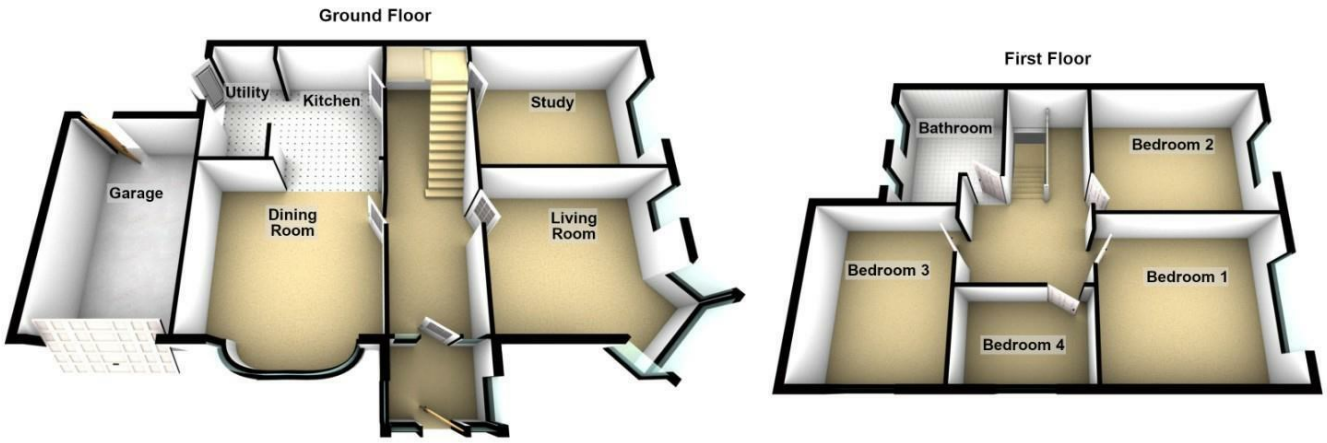


ACCOMMODATION

Room Dimensions

Living Room	4 x 4.2 (13'1" x 13'9")	Bedroom One	3.7 x 4.2 (12'1" x 13'9")
Dining Room	3.9 x 4.2 (12'9" x 13'9")	Bedroom Two	3.3 x 4.2 (10'9" x 13'9")
Kitchen	3.1 x 2.6 (10'2" x 8'6")	Bedroom Three	3.9 x 3 (12'9" x 9'10")
Utility	3.10 x 1.50 (10'2" x 4'11")	Bedroom Four	2 x 3 (6'6" x 9'10")
Study	3.3 x 4.2 (10'9" x 13'9")	Bathroom	3.1 x 2.6 (10'2" x 8'6")

FLOOR PLAN



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

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