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GREAT NORTH ROAD, GRANGE PARK, NEWCASTLE UPON TYNE, NE3

Offers Over £160,000

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Well-presented two-bedroom first-floor apartment on Great North Road, Grange Park, offering well-proportioned accommodation, attractive period features and useful private outdoor space.

The property provides a generous bay-fronted lounge/diner with a feature fireplace and ample room for both comfortable seating and dining. The fitted kitchen includes a range of wall and base units, contrasting work surfaces plus a useful pantry. Two double bedrooms include a main bedroom with fitted storage, while the family bathroom features a bath with a shower over. The property also benefits from front and enclosed rear gardens, off-road parking and a garage, providing a particularly practical level of outside space and storage.

Positioned on Great North Road within Grange Park, the property is well placed for a range of everyday amenities, local schools and transport links. Nearby facilities include the Great North Road Post Office, while local bus services provide connections towards surrounding areas and Newcastle upon Tyne. With its generous reception space, two double bedrooms, garden, parking and garage, this is a well-rounded home suited to a range of buyers looking for a comfortable property in the NE3 area.

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The internal accommodation comprises: an entrance with stairs leading up to the first floor, where the landing provides access to all of the accommodation. The kitchen is positioned to the left and is fitted with a range of wall and base units, contrasting work surfaces, tiled splashbacks and a tiled floor. There is an electric hob and built-in oven, with plumbing in place for appliances, while a useful pantry provides additional storage. A door also gives access to the rear staircase leading outside.

The lounge/diner is a generous reception space with a large bay window and further windows providing plenty of natural light. The room is finished with fitted carpeting and features a fireplace with a tiled surround and freestanding-style stove, creating a defined focal point. There is ample space for both comfortable seating and a dining area.

The property offers two double bedrooms, with the main bedroom benefiting from a fitted storage cupboard and a broad window overlooking the front. The second double bedroom is also well proportioned, with a large window and fitted carpeting. Completing the accommodation is the family bathroom, fitted with a bath with shower over, WC and wash basin, with tiled walls and a tiled floor.

Outside, the property is approached via a front garden enclosed by a low brick wall, with established hedging, planted borders and gravelled areas surrounding the paved pathway to the entrance. The rear garden is enclosed by timber fencing and mature hedging, with a mainly gravelled finish and paved areas providing space for outdoor use. A detached garage is located to the side of the property, with off-road parking also available. The combination of two well-proportioned double bedrooms, generous reception space, useful storage and private outdoor areas makes this a practical two-bedroom home with well-connected accommodation.



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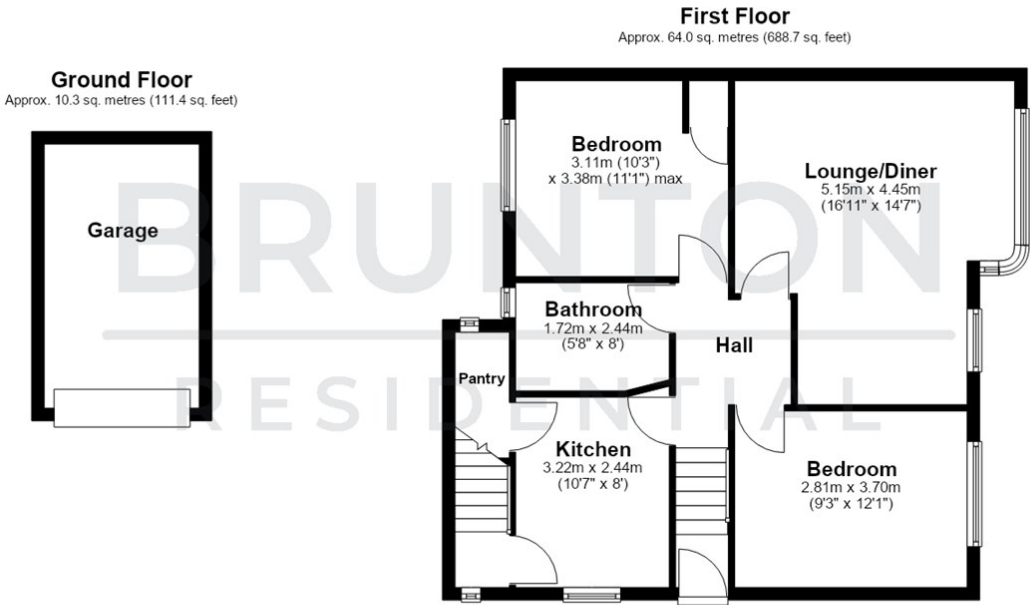
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TENURE : Leasehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : A

EPC RATING : C



Total area: approx. 74.3 sq. metres (800.0 sq. feet)



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	