



STEPHENSON BROWNE

Newport Grove, Newcastle

ST5 7QL



Offers Over £240,000

Description

Situated in a quiet cul-de-sac, this semi-detached house offers a delightful blend of space and comfort, making it an ideal family home. With four generously sized bedrooms, including an extensive principal suite complete with a dressing room, this property is designed to cater to every modern living need.

The house boasts two inviting reception rooms, providing ample space for relaxation and entertainment. The well-appointed kitchen dining area is perfect for hosting gatherings, allowing families to come together in a homely and welcoming environment. The layout of the home is deceptively spacious, ensuring that all of the space has been utilised effectively.

The property features parking for multiple vehicles, including a garage, a significant advantage in this sought-after area. The home has been well maintained and presented throughout, and is ready for you to move in and make it your own.

This lovely home in Newport Grove is not just a place to live; it is a sanctuary where families can create lasting memories. With its excellent location and thoughtful design, this property is a must-see for anyone looking to settle in Newcastle.



Room Descriptions

Porch

Entrance porch with double glazed windows to front and side elevation giving access into the property via the main front door.

Lounge

14'8" (beyond stairs) x 12'2"

Double glazed bay window to front elevation, stairs to first floor, wall mounted radiator, electric living flame effect fire, wood effect flooring, door leading to under stairs storage cupboard, door leading into,

Kitchen/Diner

14'8" x 9'3"

Open plan kitchen dining space with fitted kitchen with a range of wall, base and drawer units with complementary solid oak work surfaces over, partially tiled walls, integral fridge freezer, integral electric oven and microwave oven, four ring gas hob with extractor fan over, inset porcelain sink with mixer tap, spotlights to ceiling, wood effect flooring, wall mounted radiator, double glazed windows to rear elevation, door leading into,

Conservatory

11'7" (to longest point) x 7'10"

Low level brick built walls with windows surrounding, tiled flooring, wall mounted radiator, door to side elevation giving external access into rear garden.

Utility Room

7'5" x 5'6"

Fitted with work surfaces giving under counter space for appliances with plumbing and power, door giving access into garage, utility room houses boiler.

Bedroom One

15'9" x 7'6"

Double glazed window to front elevation, wall mounted radiator, ceiling light point, door leading into,

Dressing Area

5'1" (to fitted wardrobes) x 5'0"

Double glazed window to rear elevation, fitted wardrobes, loft access point.

Bedroom Two

12'0" x 8'3"

Double glazed window to front elevation, wall mounted radiator, ceiling light point.

Bedroom Three

9'6" x 8'3"

Double glazed window to rear elevation, wall mounted radiator, ceiling light point.

Bedroom Four

7'4" x 6'5"

Double glazed window to rear elevation, wall mounted radiator, ceiling light point.



Bathroom

Three piece suite comprising low level WC, panelled bath with Old London style rainfall shower and handheld shower attachment, and wash basin. Partially tiled walls, tile effect vinyl flooring, Old London traditional style heated towel radiator, double glazed obscured window to front elevation.

Externally

Externally to the front the home offers ample off road parking provided by a block paved driveway, the garage has power and lighting and is accessed from the front via a remote controlled electric roller door. To the rear the garden is enclosed with grassed and paved areas offering ample space for outdoor dining and entertaining, to the rear of the garden is a wooden shed, the garden is enclosed with wooden fencing.

Alsager AML Disclosure

Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Stephenson Browne charge £49.99 plus VAT for an AML check per purchase transaction. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.

Freehold Tenure

We have been advised that the property tenure is Freehold. We would advise any potential purchasers to confirm this with a conveyancer prior to exchange of contracts.

Council Tax Band

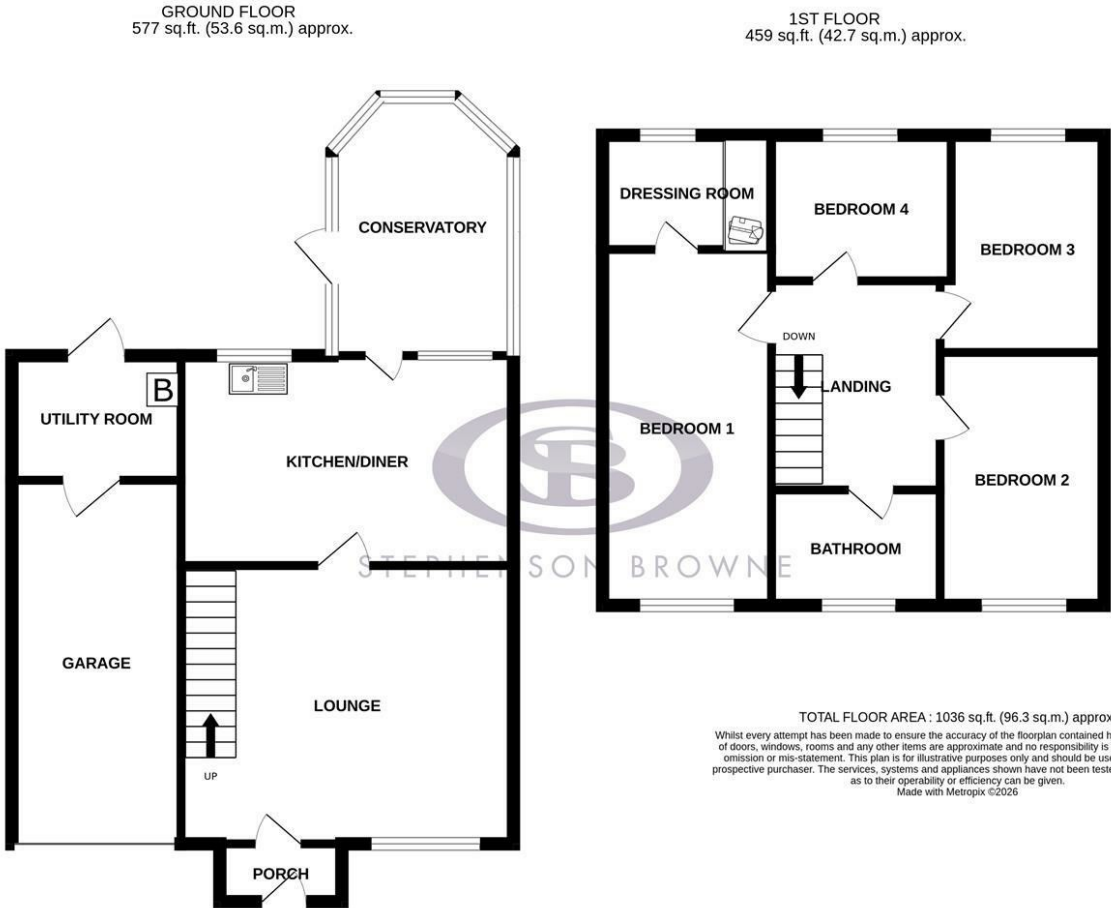
The council tax band for this property is B.

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Floorplans



TOTAL FLOOR AREA : 1036 sq.ft. (96.3 sq.m.) approx.

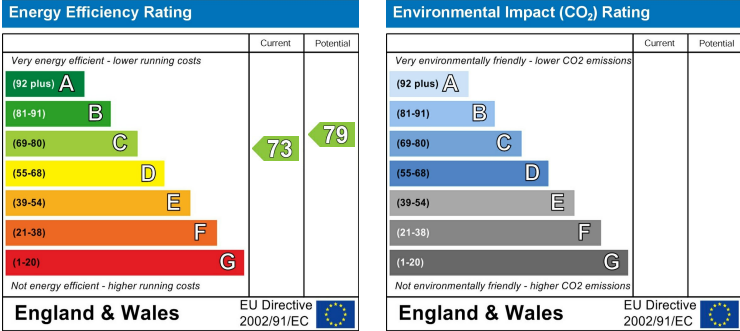
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Area Map



EPC Rating



Viewing

Please contact our office using the details provided at the bottom of this page if you are interested in booking a viewing or require further information.

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