



3 bed semi-detached house to buy in NE4

Dunholme Road, Grainger Park, Newcastle upon Tyne, Tyne and Wear, NE4 6XD

£210,000

 x 3  x 1  x 2

Tenure

Freehold

Driveway parking

Property features

- ✓ Semi Detached House - Three Bedrooms
- ✓ Two Reception Rooms
- ✓ Large Garden
- ✓ Viewing Recommended
- ✓ EPC Rating D

Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: D
- ✓ Heating supply: Gas

Description

Pattinson Estate Agents are delighted to welcome to the market this three-bedroom semi-detached home, ideally situated on the sought-after Dunholme Road in Grainger Park, Newcastle upon Tyne. Offering generous living accommodation and a substantial rear garden, the property presents an excellent opportunity for buyers looking to create a fantastic family home.

The accommodation briefly comprises an entrance hallway, spacious lounge with bay window, fitted kitchen, three well-proportioned bedrooms and a family bathroom. While the property would benefit from a degree of modernisation, it has been well maintained and offers plenty of potential for a purchaser to update and personalise to their own taste. Externally, the property enjoys a front garden and a particularly large enclosed rear garden, providing excellent outdoor space for families, entertaining or future landscaping.

Ideally positioned within easy reach of local shops, schools and amenities, the property also benefits from excellent public transport links and convenient access to Newcastle City Centre, the A1 and surrounding road networks.

Early viewing is highly recommended to fully appreciate the potential, generous plot and desirable location this property has to offer.

Council Tax Band: B

Tenure: Freehold

Price: £210,000

Property Type: Semi-detached house

Parking: Driveway

Heating: Gas

Entrance Hall

Lounge

4.00m x 3.70m (13'1" x 12'1")



Dining Room

4.40m x 3.80m (14'5" x 12'5")



Kitchen

3.50m x 1.80m (11'5" x 5'10")



Outhouse

2.40m x 1.70m (7'10" x 5'6")

Stairs to First Floor

Bedroom One

3.60m x 3.50m (11'9" x 11'5")



Bedroom Two

3.50m x 3.50m (11'5" x 11'5")



Bedroom Three

2.30m x 2.40m (7'6" x 7'10")



Bathroom





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		84
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Dunholme Road, Grainger Park, Newcastle upon Tyne, Tyne and Wear, NE4 6XD

Contact your local branch today for more information on this property:

32 High Street, Chatteris, Cambridgeshire, PE16 6BG, Tel: 01354 697804, admin@kavanaghhayes.co.uk, www.kavanaghhayes.co.uk

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

