



## 2 bed semi-detached house to buy in NE4

Eastgate Gardens, Grainger Park ,  
Newcastle upon Tyne, Tyne and Wear,  
NE4 8DR

# £159,950

🏠 x2 🚗 x1 🚲 x1

Tenure

**Freehold**

Allocated parking

## Property features

- ✓ Semi Detached House - Two
- ✓ Sought After Location
- ✓ Good Sized Garden
- ✓ Viewing Recommended
- ✓ EPC Rating D

## Key Information

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

## Description

Situated in the popular area of Grainger Park, Newcastle upon Tyne, this semi-detached house offers comfortable living accommodation with two well-sized bedrooms, making it suitable for first-time buyers, small families, or investors.

The property briefly comprises an entrance hallway leading to two reception rooms, both offering versatile living and dining space with plenty of natural light. The kitchen provides a practical layout with fitted units and ample worktop space.

To the first floor, there are two bright and generously sized bedrooms along with a family bathroom fitted with modern fixtures.

Externally, the property benefits from a well-maintained garden, providing useful outdoor space. Grainger Park is well placed for access to local shops, schools, transport links, and amenities, with convenient routes into Newcastle city centre and surrounding areas.

Early viewing is recommended.

Council Tax Band: A

Tenure: Freehold

Price: £159,950

Property Type: Semi-detached house

Parking: Allocated

Heating: Gas

## Entrance Hall

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### Lounge

3.90m x 3.30m (12'9" x 10'9")

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### Dining Room

1.20m x 0.80m (3'11" x 2'7")

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### Kitchen

0.70m x 0.60m (2'3" x 1'11")

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## Stairs to First Floor

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### Bedroom One

1.30m x 1.20m (4'3" x 3'11")

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### Bedroom Two

1.00m x 0.80m (3'3" x 2'7")


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## Bathroom

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## External



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>	61	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

Eastgate Gardens, Grainger Park , Newcastle upon Tyne, Tyne and Wear, NE4 8DR

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

**79 Victoria Road East, Thornton-Cleveleys, Lancashire, FY5 5BU, [www.seea.co.uk/index.php](http://www.seea.co.uk/index.php)**

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