



Grange House

Streetgate, Sunnyside, Newcastle Upon Tyne, NE16 5LQ

youngsRPS 

Grange House Streetgate Sunniside Newcastle Upon Tyne NE16 5LQ

A four bedroom detached period home with substantial and well-proportioned family accommodation. The property benefits from a semi rural position whilst remaining very accessible with off street and garage parking in addition to extensive and well established gardens.

- Detached period home
- Four bedrooms
- Substantial well proportioned accommodation
- Two reception rooms
- Extensive well established gardens
- Double garage and driveway
- Great transport links

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Youngs Hexham 01434 608980





DESCRIPTION

A four bedroom detached period home with substantial and well-proportioned family accommodation. The property benefits from a semi rural position whilst remaining very accessible with off street and garage parking in addition to extensive and well established gardens.

Entering the property through the front door into the hallway, with internal doors to the main reception rooms to either hand and an ornate return staircase to the first-floor split landing areas. The main family living room enjoys a dual aspect with oversized window to the front of the property and a sliding patio door to the rear creating a bright and inviting space. The living room area has a feature fireplace with wooden lintel and slate hearth surrounding a multi fuel stove. The dining area is tiered down two stairs from the main living area with laminate flooring and the patio doors leading to the gravelled outdoor seating area to the rear.

The kitchen has wall and base cabinets under a laminate worksurface with integrated stainless steel sink and drainer with mixer tap. A gas Cannon cooker range with stainless steel splash back sits underneath an extractor hood. Laminate flooring continues into the rear entrance hall with utility cupboard fitted with plumbing for a washing machine and housing the boiler, door to the rear garden and a separate



cloaks WC with wash hand basin. The family room to the front of the property enjoys an oversized dual aspect window to the front and an understairs cupboard, the focal feature to this room is the fireplace with multi fuel stove set into a traditional dressed stone inglenook fireplace.

The first-floor landing is split front and rear. To the front of the property are the two principle bedrooms. The master bedroom has a dual aspect and is a spacious and well-proportioned double bedroom. The second is also a generous double bedroom with a oversized window to the front.

The rear of the property has two further generously proportioned double bedrooms that enjoy views out over the mature garden to the back and the woodland beyond. The fourth bedroom also has a fitted wardrobe and has restricted head height due to the roof pitch. The family bathroom with fully tiled walls has a four-piece suite comprising, a shower cubicle with shower, WC, vanity unit with wash hand basin and large modern bath with mixer tap.

Externally the front garden area is laid to lawn with paved pathway to the street, the driveway and side garden, which is mainly laid to lawn with bedded borders, lead down to the parking area for two vehicles and the double detached garage with electric roller door. The rear of the property enjoys a substantial and mature garden with gravelled patio area to the rear of the dining room. The rear garden is a private enclosed



space mainly laid to lawn with mature and well established planted and shrubbed borders to both sides.

LOCATION

Situated in the semi rural hamlet of Streetgate on the outskirts of Sunnyside, the property is ideally located near to primary schools, local shops, and amenities as well as restaurants and public houses. In addition, major shops and a full range of retail and leisure facilities can be found a short drive away in nearby Wickham and the region's leading shopping centre the Metrocentre. Good public transport links are easily accessible with rail services west to Carlisle and east into Newcastle city centre available from the Metrocentre in addition to the excellent road networks of the A1, A692 and A6076.

SERVICES

Mains electricity, water, sewage and gas. Gas fired central heating via Baxi combi boiler fitted in 2020.

CHARGES

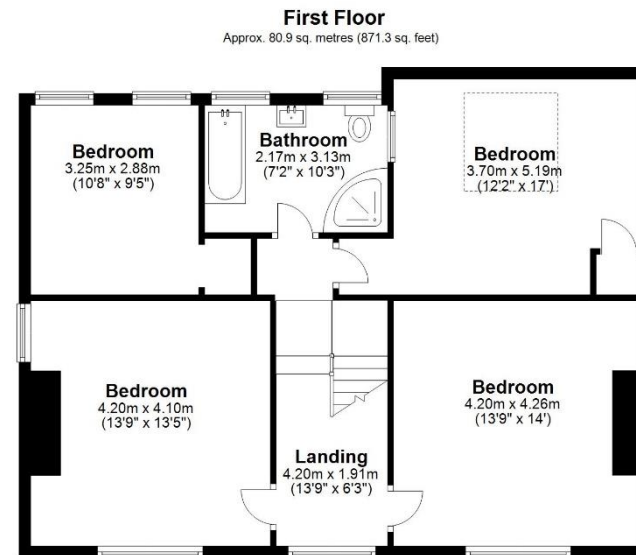
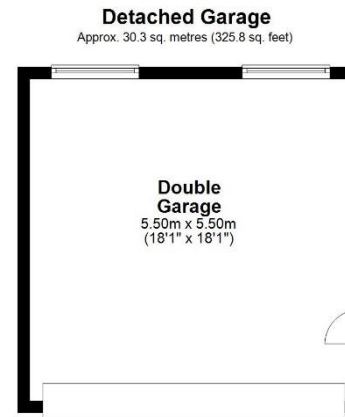
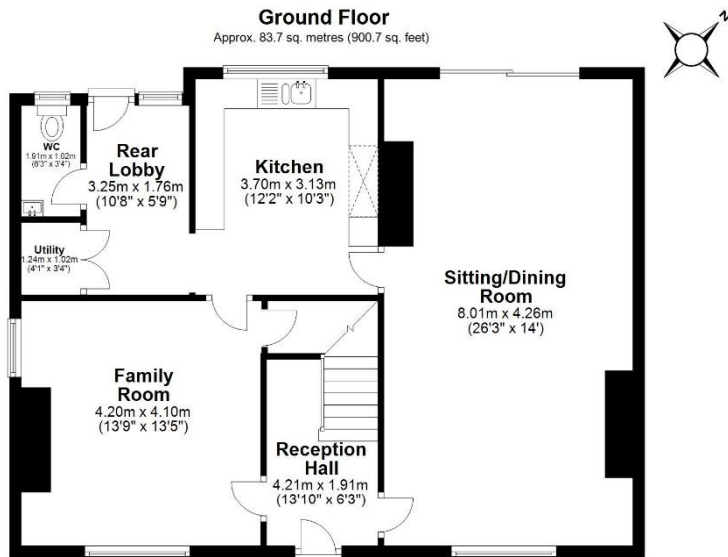
Gateshead County Council tax band E

VIEWINGS

Viewing is strictly by appointment. Arrangements can be made by contacting YoungsRPS, Hexham on 01434 608980.

FREE MARKET APPRAISAL

We would be pleased to provide professional, unbiased advice on the current value and marketing of your existing home.



Total area: approx. 194.9 sq. metres (2097.8 sq. feet)

Overall area includes Detached Garage
Plan produced using PlanUp.

Grange House, Streetgate, Sunnside, -



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IMPORTANT NOTE: Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008: We endeavour to make our sales particulars accurate and reliable. They should be considered as general guidance only and do not constitute all or any part of the contract. None of the services, fittings and equipment have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Prospective buyers and their advisers should satisfy themselves as to the facts, and before arranging an inspection, availability. Further information on points of particular importance can be provided. No person in the employment of YoungsRPS (NE) Ltd has any authority to make or give any representation or warranty whatever in relation to this property.

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