



## 4 bed detached house to buy in

Stonecroft Gardens, Haydon Grange,  
Newcastle upon Tyne, Tyne and Wear,  
NE7 7GD

**£375,000** Offers Over

 x4  x2  x2

Tenure

**Freehold**

## Property features

- ✓ Four Bedrooms
- ✓ Detached House
- ✓ No Upper Chain
- ✓ Close to Local Amenities and Transport Links
- ✓ EPC Rating C

Driveway & Garage parking

## Key Information

- ✓ Council Tax: Band D
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: ADSL copper wire
- ✓ Mobile signal: Good

## Description

Appealing to a wide variety of buyers is this beautifully presented four bedroom detached house boasting good size living and situated within this sought after area close to all local amenities, good schools and good transport links.

This ideal family home comprises; entrance area, lounge, dining room, ground floor WC, modern fitted kitchen With a good range of wall and base units, complimenting work surfaces, built in gas hob and electric oven, stainless steel one and a half sink with mixer tap, tiled splashback, integrated fridge, tiled flooring, useful utility area with extra storage space, plumbed for washing machine, space for dryer, UPVC double glazed door leading to the rear garden, UPVC double glazed window and radiator. To the first floor, four bedrooms (master boasting en-suite) and family bathroom/WC.

Externally to the front is mainly laid to lawn with driveway providing off street parking and leading to the integral garage. To the rear is a private south westerly facing garden mainly laid to lawn with paved patio area, mature planted borders and fenced boundaries.

The property benefits from no onward chain, alarm system, gas central heating, UPVC double glazing and has been tastefully modernised throughout.

Virtual tour available at link below:

<https://tours.pattinson.co.uk/tour/1ga1g29c3a>

Please contact the Heaton Branch for further information and viewings.

Council Tax Band: D

Tenure: Freehold

Price: Offers Over £375,000

Property Type: Detached House

Parking: Driveway & Garage

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire, Cable, FTTC (fibre to the cabinet), FTTP (fibre to the premises)

Mobile signal coverage: Good

## Front External

To the front of the property is mainly laid to lawn with block paved driveway leading to the garage.



## Entrance Hall

With doors off to the lounge, dining room, kitchen, downstairs WC and stairs to the first floor.

## Lounge

*5.10m x 3.21m (16'8" x 10'6")*

UPVC double glazed walk in bay window to the front, gas fire set into feature surround and radiator.



## Dining Room

*2.91m x 2.69m (9'6" x 8'9")*

UPVC double glazed French doors leading to the rear garden and radiator.



## Kitchen

*2.95m x 2.92m (9'8" x 9'6")*

With a good range of wall and base units, complimenting work surfaces, built in gas hob and electric oven, stainless steel one and a half sink with mixer tap, tiled splashback, integrated fridge, tiled flooring, useful utility area with extra storage space, plumbed for washing machine, space for dryer, UPVC double glazed door leading to the rear garden, UPVC double glazed window and radiator.



## Downstairs WC

*1.71m x 0.80m (5'7" x 2'7")*

With low level WC, hand wash basin and radiator.



## First Floor Landing

With doors off to the bedrooms and bathroom/WC.

---

### Bedroom One

3.51m x 2.99m (11'6" x 9'9")

UPVC double glazed window to the front, fitted wardrobes, en-suite and radiator.



### En-suite

2.26m x 1.34m (7'4" x 4'4")

White three piece shower room/WC comprising; shower cubicle, hand wash basin, low level WC, partially tiled walls, UPVC double glazed window and radiator.



### Bedroom Two

3.75m x 3.60m (12'3" x 11'9")

Two UPVC double glazed dormer windows to the front, fitted wardrobes, storage into the eaves and two radiators.



### Bedroom Three

2.85m x 2.72m (9'4" x 8'11")

UPVC double glazed window to the rear and radiator.



### Bedroom Four

2.67m x 2.10m (8'9" x 6'10")

UPVC double glazed window to the rear and radiator.



## Bathroom/WC

2.10m x 1.90m (6'10" x 6'2")

White three piece bathroom suite comprising; bath with shower over and glass screen, hand wash basin, low level WC, partially tiled walls, tiled flooring, UPVC double glazed window and radiator.



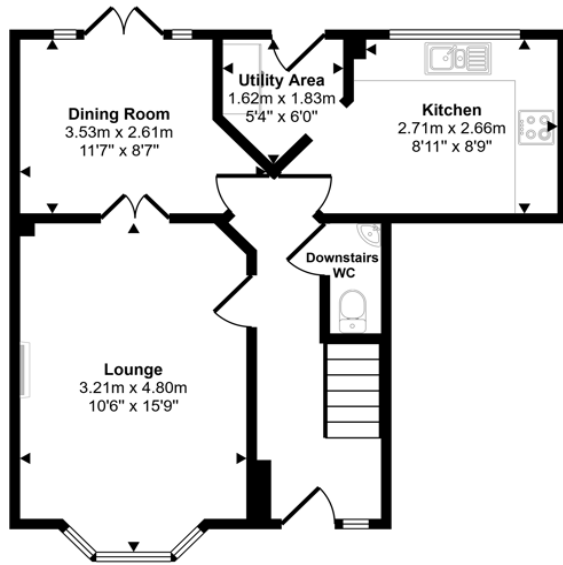
---

## Rear Garden

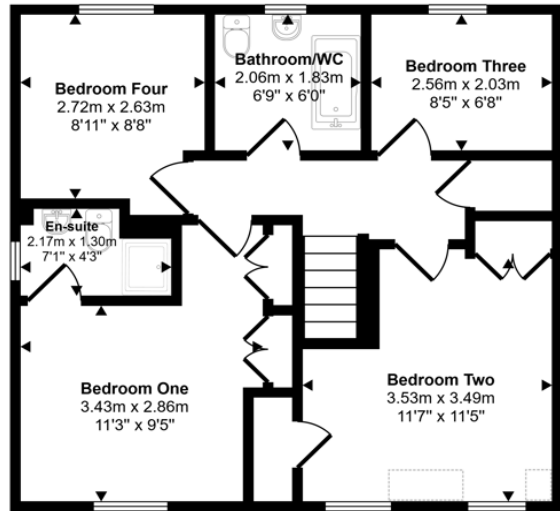
Private south Westerly facing rear garden mainly laid to lawn with paved patio area, mature planted borders and fenced boundaries.



Approx Gross Internal Area  
98 sq m / 1051 sq ft



Ground Floor  
Approx 44 sq m / 471 sq ft



First Floor  
Approx 54 sq m / 579 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>	72	
(55-68) <b>D</b>		
(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	

Stonecroft Gardens, Haydon Grange, Newcastle upon Tyne, Tyne and Wear, NE7 7GD

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

**134 High Street, Peterborough, Cambridgeshire, PE2 8DP, [www.mandairs.co.uk](http://www.mandairs.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.

