



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

Paignton Avenue, Grainger Park,  
Newcastle upon Tyne, Tyne and Wear,  
NE4 8RS

**£190,000** Starting Bid

🏠 x3 🚗 x1 🚗 x2

Tenure

**Freehold**

Driveway & Garage parking

## Property features

- ✓ Semi Detached House
- ✓ Three Bedrooms
- ✓ Lounge and Dining Room
- ✓ Large Rear Garden
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: C
- ✓ Heating supply: Gas

## Description

For sale by online unconditional auction. Terms and conditions apply. Paignton Avenue, Grainger Park, Newcastle upon Tyne

Three Bedroom Semi-Detached House – Garage – Generous Garden – Auction Sale

Offered for sale by auction is this attractive three bedroom semi-detached house, ideally positioned on the popular Paignton Avenue in Grainger Park. This spacious property boasts well-proportioned rooms throughout and retains a number of appealing original features, presenting an excellent opportunity for homeowners, investors or developers alike. The accommodation briefly comprises: entrance hallway, two generous reception rooms offering flexible living and dining space, and a fitted kitchen. To the first floor there are three good-sized bedrooms and a family bathroom. Externally, the property benefits from a sizable rear garden, providing excellent outdoor space with scope for landscaping or extension (subject to necessary consents). A garage adds valuable off-street parking or storage.

The home offers fantastic potential to update and personalise, while retaining its character charm and spacious layout. Situated within easy reach of Newcastle City Centre, local schools, shops and transport links, the location is highly convenient and consistently in demand.

An excellent investment opportunity or family home with strong resale potential.

Early viewing recommended.

Council Tax Band: C

Tenure: Freehold

Price: Starting Bid £190,000

Property Type: Semi-detached house

Parking: Driveway & Garage

Heating: Gas

## Entrance Porch

---

## Hallway



## Lounge

4.10m x 4.50m (13'5" x 14'9")



## Dining Room

4.30m x 3.90m (14'1" x 12'9")



## Kitchen

3.40m x 2.80m (11'1" x 9'2")



## Stairs to First Floor

---

## Bedroom One

4.50m x 3.50m (14'9" x 11'5")



## Bedroom Two

3.70m x 3.50m (12'1" x 11'5")



## Bedroom Three

2.70m x 2.50m (8'10" x 8'2")



## Bathroom



## WC

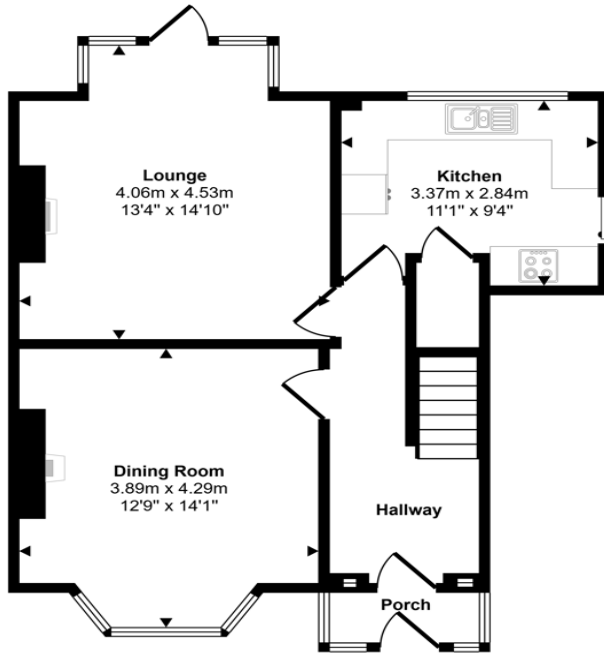


## Garage

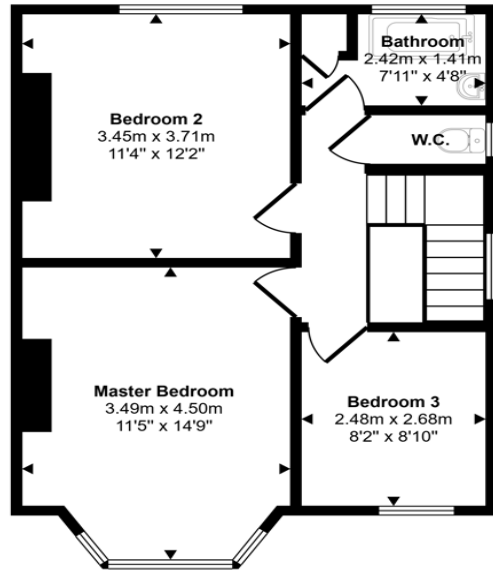
## Garden



Approx Gross Internal Area  
101 sq m / 1089 sq ft



Ground Floor  
Approx 54 sq m / 576 sq ft



First Floor  
Approx 48 sq m / 512 sq ft

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
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			83
(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>			
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

Paignton Avenue, Grainger Park, Newcastle upon Tyne, Tyne and Wear, NE4 8RS

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.

