



25 Grange Park Avenue

Offers Over £140,000

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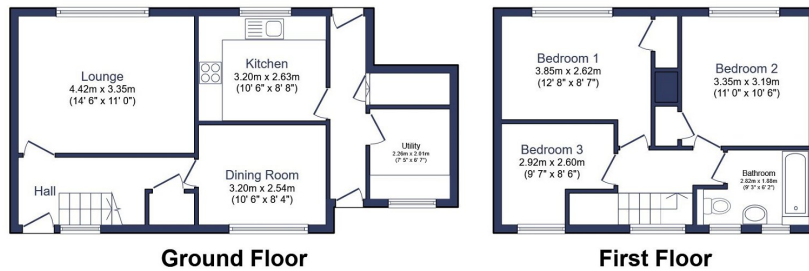
- Semi-Detached Family Home • Three Bedrooms
- Modern Re-Fitted Upstairs Family Bathroom
- Adjoining Brick-Built Outhouses/Utility Space
- No Onward Chain
- Popular Residential Location
- A Separate Living & Dining Room Plus Modern Re-Fitted Kitchen
- Good Sized Rear Garden Backing The Park
- Full Internal Refurbishment
- Generous Internal Proportions



A spacious family home within a popular residential location close to local amenities, schooling options and upcoming rail connections to Newcastle.

Having recently undergone significant internal refurbishment & improvement, this attractive well proportioned three bedroom home now offers a fully replaced modern family bathroom & kitchen, has the added benefit of two separate reception rooms as well as brick built outhouses linked to the kitchen that makes for a great utility space. A large enclosed South facing garden is also part of the deal so by the time you move in, the sun will be back and you'll get the full benefit.

This chain free home is ready for immediate viewing access so get in touch today.



Total floor area 92.2 m² (992 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

01/03/2024, 19:48 Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)																																		
25, Grange Park Avenue REDINGTON NE20 7EG	Energy rating C	Valid until: 24 September 2034 Certificate number: 2659-2024-7291-2384-2924																																
Property type	Semi-detached house																																	
Total floor area	83 square metres																																	
Rules on letting this property																																		
Properties can be let if they have an energy rating from A to E.																																		
You can read guidance for landlords on the regulations and exemptions https://www.gov.uk/guidance/domestic-private-rental-property-minimum-energy-efficiency-standards-rental-properties																																		
Energy rating and score																																		
This property's current energy rating is C. It has the potential to be B.		The graph shows this property's current and potential energy rating.																																
See how to improve this property's energy efficiency.		Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.																																
<table border="1"> <thead> <tr> <th>Score</th> <th>Energy rating</th> <th>Current</th> <th>Potential</th> </tr> </thead> <tbody> <tr> <td>92+</td> <td>A</td> <td></td> <td></td> </tr> <tr> <td>81-91</td> <td>B</td> <td></td> <td></td> </tr> <tr> <td>69-80</td> <td>C</td> <td>←</td> <td></td> </tr> <tr> <td>55-68</td> <td>D</td> <td></td> <td></td> </tr> <tr> <td>39-54</td> <td>E</td> <td></td> <td></td> </tr> <tr> <td>21-38</td> <td>F</td> <td></td> <td></td> </tr> <tr> <td>1-20</td> <td>G</td> <td></td> <td></td> </tr> </tbody> </table>		Score	Energy rating	Current	Potential	92+	A			81-91	B			69-80	C	←		55-68	D			39-54	E			21-38	F			1-20	G			For properties in England and Wales: the average energy rating is D the average energy score is 60
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<https://find-energy-certificate.service.gov.uk/energy-certificates/2659-2024-7291-2384-2924/property>

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