



### 3 bed town house to buy in NE28

Dilston Grange, Wallsend, Tyne and Wear,  
NE28 6JH

# £185,000

🏠 x3 🚗 x1 🚲 x1

Tenure

**Freehold**

Driveway parking

### Property features

- ✓ TOWNHOUSE
- ✓ THREE DOUBLE BEDROOMS
- ✓ SPACIOUS & MODERN
- ✓ MODERN INTEGRATED
- ✓ EPC Rating C

## Key Information

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

## Description

Pattinson Estate Agents welcome to the market this wonderfully presented Three Bedroom Townhouse located on Dilston Grange, Wallsend.

Situated within this desirable development & located on the banks of the Tyne, close to the ancient Roman fort site of Segadunum, this delightful property is impeccably presented throughout and has been tastefully designed by the current owners, to create a stylish & modern home.

Benefitting from many upgrades, including Herringbone flooring throughout the lower floor, a recently installed modern fitted Kitchen with integrated appliances and contemporary family bathroom, this fabulous home spans three levels, offering a versatile, spacious and comfortable space in which to entertain and relax. French doors from the Kitchen/Diner lead into a landscaped garden, which offers a porcelain paved patio area and artificial lawn, maximising time spent on enjoying the outdoor space, rather than garden maintenance.

Luxurious living continues upstairs, the large master bedroom offers a walk in wardrobe, with two further double bedrooms on the middle floor. Externally, to the rear is a south facing garden and to the front, a private driveway provides off street parking.

The property is ideally located for local amenities with Wallsend Silverlink Retail Park & Newcastle Quays Retail Park nearby. Howdon Metro Station is also close by for direct travel to Newcastle City Centre & North Shields with excellent road links make travel easy via the A19, Tyne Tunnel & A1.

Briefly comprises; Porch, Lounge, Inner Hall, Kitchen/Diner, First Floor Landing, Bedroom Two, Bedroom Three, Bathroom, Second Floor Landing, Bedroom One w/ walk in wardrobe. Externally to the front is a private garden with path & driveway leading to the entrance and to the rear a private enclosed garden with patio & artificial lawn.

Call Pattinson Wallsend on 0191 234 5681 or email [wallsend@pattinson.co.uk](mailto:wallsend@pattinson.co.uk)

Council Tax Band: B

Tenure: Freehold

Price: Offers In The Region Of £185,000

Property Type: Town House

Parking: Driveway

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire

Mobile signal coverage: Good

## External Front

Driveway & path leading to entrance, decorative stone borders;



## Porch

Composite part glazed door leading to entrance, gas central heating radiator, Herringbone flooring;



## Lounge

Double glazed window to front aspect, gas central heating radiator, Herringbone flooring;



## Kitchen/Diner

A range of wall and base units with contrasting work surfaces, composite sink with mixer tap over, integrated electric oven, electric hob with extractor over, integrated fridge freezer, integrated dishwasher, uprights, recess lighting, Herringbone flooring, gas central heating radiator, double glazed window to rear aspect, French doors leading to garden;



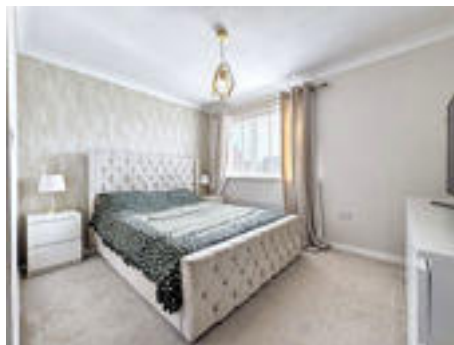
## First Floor Landing

Part pannelled walls;



## Bedroom Two

Double glazed window to rear aspect, gas central heating radiator;



## Bedroom Three

Double glazed window to front aspect, gas central heating radiator, part pannelled walls;



## Bathroom

A white suite consisting of bath with mains shower over, W/C, wall mounted wash hand basin, tiled flooring, feature tiled walls, extractor, matt black towel gas central heating radiator;



## Bathroom (Additional)



## Second Floor Landing

Part pannelled walls, built in storage;



## Bedroom One

Walk in wardrobe, loft access, Velux windows;

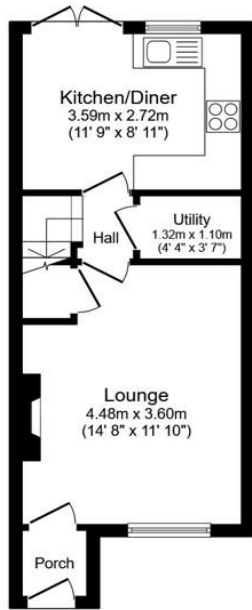


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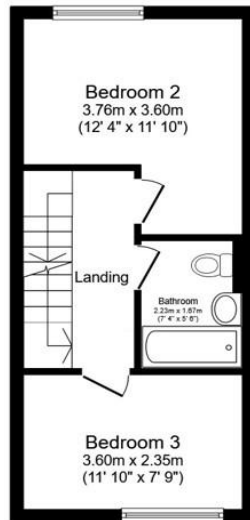
## External Rear

Private enclosed garden, paved patio, artificial lawn, external water source, external lighting, gated access to rear lane;

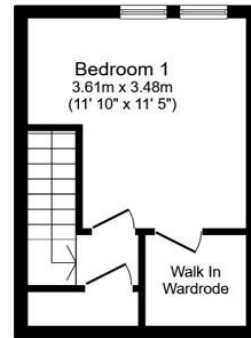




**Ground Floor**  
Floor area 32.1 sq.m. (345 sq.ft.)



**First Floor**  
Floor area 30.7 sq.m. (331 sq.ft.)



**Second Floor**  
Floor area 19.3 sq.m. (208 sq.ft.)

**Total floor area: 82.1 sq.m. (884 sq.ft.)**

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.io

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>	77	
(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	

Dilston Grange, Wallsend, Tyne and Wear, NE28 6JH

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

**107 London Road, Headington, Oxford, Oxfordshire, OX3 9HZ, [www.chancellors.co.uk](http://www.chancellors.co.uk)**

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