



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

Tiverton Avenue, Grainger Park,  
Newcastle upon Tyne, Tyne and Wear,  
NE4 8SN

**£400,000** Offers Over

 x 4  x 3  x 3

Tenure

**Freehold**

Allocated parking

## Property features

- ✓ Semi Detachetd House - Four Bedrooms
- ✓ Must be Viewed
- ✓ Off Street Parking
- ✓ Viewing Recommended

## Key Information

- ✓ Council Tax: Band B
- ✓ Heating supply: Gas

## Description

Spacious Four-Bedroom Semi-Detached Home – Tiverton Avenue, Grainger Park, Newcastle upon Tyne

We are delighted to offer this extremely well-presented and spacious four-bedroom semi-detached house, ideally located on the ever-popular Tiverton Avenue in Grainger Park, Newcastle upon Tyne. This exceptional property provides generous and versatile living accommodation, perfectly suited to larger or multi-generational families.

The ground floor boasts three spacious reception rooms, offering a wealth of flexibility for family living. One of these reception rooms has previously been used as a fifth bedroom, demonstrating the adaptability of the layout to suit a range of lifestyle needs. In addition, the ground floor includes a convenient bedroom, providing excellent accommodation options for extended family members or guests. A particular highlight is the dedicated sauna room, offering a private space for relaxation and wellness. The property also benefits from a flexible loft space, further enhancing its overall practicality.

Internally, the home is tastefully presented throughout and features a spacious and flowing layout that must be seen to be fully appreciated. The bright and well-proportioned rooms offer comfort, style, and functionality, combining modern finishes with traditional proportions.

Located in a well-established and highly desirable residential area, the property is within easy reach of a wide range of local amenities, well-regarded schools, and excellent transport links.

Buyers are advised to satisfy their own enquiries regarding building regulations for any existing extensions or alterations.

This is a truly impressive and unique family home, offering space, style, and flexibility in one of Newcastle's most sought-after neighbourhoods. Early viewing is strongly recommended.

Council Tax Band: B

Tenure: Freehold

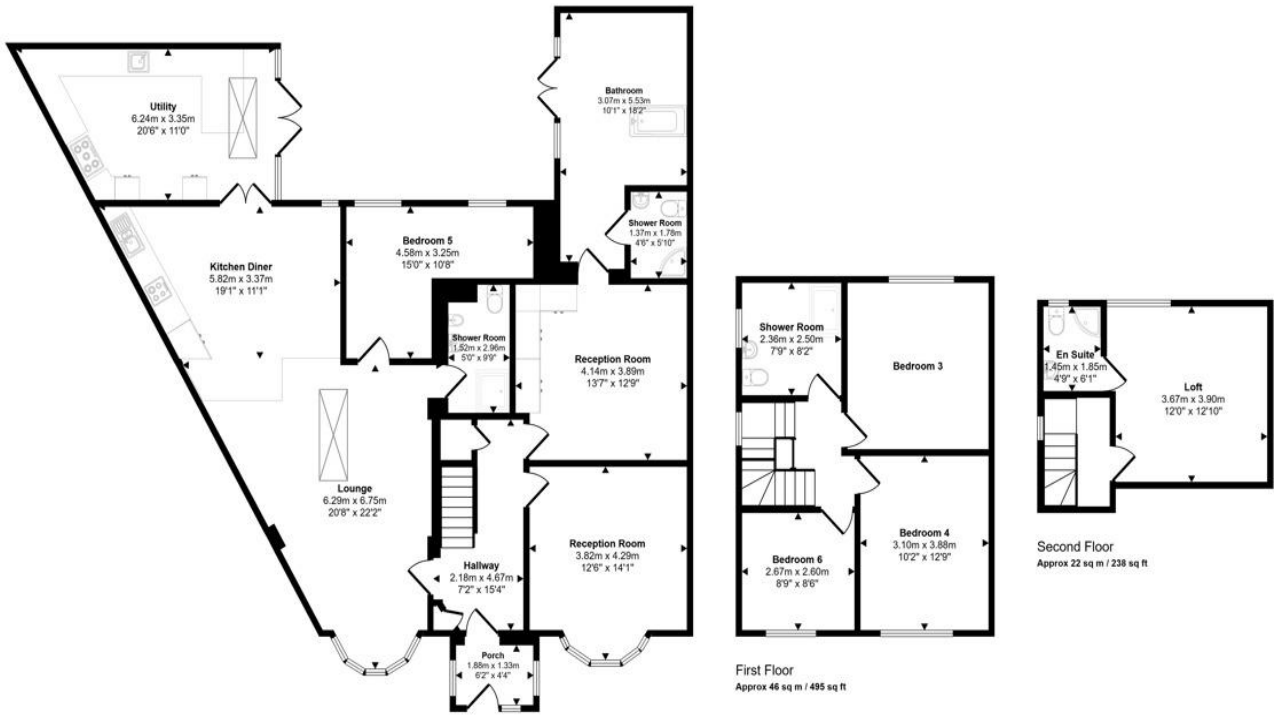
Price: Offers Over £400,000

Property Type: Semi-detached house

Parking: Allocated

Heating: Gas

Approx Gross Internal Area  
213 sq m / 2290 sq ft



Ground Floor  
Approx 145 sq m / 1556 sq ft

First Floor  
Approx 46 sq m / 495 sq ft

Second Floor  
Approx 22 sq m / 238 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 Spraggy 360.

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

**1A Brackenthwaite, Leicester, Leicestershire, LE4 7GA, <https://laxmanrealestate.com/contact>**

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