



**Asking Price £150,000**

**TENURE : FREEHOLD**

**299 Grange Lane, DN16**

**Bedrooms : 3**

**Bathrooms : 1**

**Reception Rooms : 1**

**Walking distance to good local schools**

**Close to major amenities**

**Single garage**

**Ample off road parking**

**Large family lounge / dining room**

**Gas central heating combi - boiler**

**Louise Oliver Properties Limited**  
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Louise Oliver Properties brings to the market this three bedroom semi-detached family home, situated in catchment of popular Frederick Gough secondary school, the property benefits an ideal location, within walking distance of a wide range of amenities and local services whilst affording privacy, not overlooked to the rear and set back from the road with large driveway.

The property is a fantastic opportunity to modernise to suit, with generous floor area, benefitting, large family lounge / dining area and extended galley style kitchen.

The property is available with no onwads chain for ease of purchase.

A good sized family home, the property has benefitted from only one owner since being built.

The property also benefits full double glazing throughout and gas combi-boiler.

The property briefly comprises, large lounge / dining area, with sliding partition doors, large galley style kitchen, rear porch with dual aspect exits to both rear garden and single garage / driveway.

The first floor comprises, three bedrooms, consisting, two bedroom and one single bedroom, and a good sized shower room.

The property benefits off road parking for multiple vehicles, low maintenance front garden and single garage.

Viewings are available immediately by request.

### **Entrance Hall**

The property opens onto spacious hallway through uPVC glazed panel front aspect door, the space comprises, carpet flooring throughout, single radiator, under stairs storage cupboard, stairs leading to first floor with the hallway leading direct in to the kitchen on ground floor level.

### **Lounge -**

The family lounge is set adjacent to the dining room, divided with obscure glazed sliding partition doors, featuring, carpet flooring throughout, front aspect double glazed bay window, electric fire with tiled mantle and wooden surround,two single radiators, and two wall fixed down lights.

### **Dining Room -**

The large family dining room is accessed adjacent to the kitchen, featuring, rear aspect double glazed window, carpet flooring, electric fire with tiled mantle, single radiator and sliding obscure glazed partition doors leading onto the family lounge.

### **Kitchen -**

Galley style kitchen comprising, ample base units, laminate worktop surround, wall panelling, carpet flooring, integrated storage cupboard with shelving, two ceiling light points, stainless steel sink and drainer, two side aspect uPVC windows, plumbing for white goods, two single radiators, breakfast bar, and uPVC rear aspect door leading on to the rear porch.

### **Rear Porch -**

Rear porch features two side aspect uPVC doors leading to the rear garden and single garage / front driveway, and uPVC window full surround.

### **Stairs / Landing**

Stairs and landing comprise carpet flooring throughout, side aspect uPVC window to the landing and loft access.

### **Bedroom One -**

Double bedroom features, rear aspect double glazed window, integrated wardrobes and integrated dressing area, and single radiator.

### **Shower room -**

Good size shower room featuring, non-slip safety flooring, electric shower, tiled wall surround to shower area, rear aspect double glazed obscure window, double radiator, pedestal hand basin, close coupled toilet, and integral storage cupboard housing combi-boiler.

### **Bedroom Two -**

Front aspect double bedroom comprising, integrated wardrobes and integral dressing unit, single radiator, carpet flooring, and pull cord ceiling light.

### **Bedroom Three -**

Single bedroom featuring, carpet flooring, single radiator, and front aspect double glazed window.

### **Front Garden**

Low maintenance front garden with feature shingle border, large paved driveway with off road parking available for multiple vehicles, walled perimeter, and single garage with up and over door to access.

### **Rear Garden**

Good size garden to the rear of the property featuring large area laid to lawn, well established borders, large paved patio area, and greenhouse. -

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