



Grays Road, Grangefield, TS18 4LX
3 Bed - House
£105,000

A three bedroom semi detached family home which is situated on as fantastic size plot. The property which offers an exceptional rear garden and three double bedrooms, has accommodation comprising of entrance hallway, lounge, inner hallway, kitchen, bathroom, separate WC, first floor landing and three double bedrooms. Externally the property has gardens to front and rear and benefits from gas central heating and uPVC double glazing. In our opinion, viewing is essential in order to appreciate the accommodation on offer and the splendid rear garden.



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ENTRANCE HALLWAY

Via front entrance door with stairs leading to landing and door leading into lounge, single radiator.

LOUNGE

15'2 x 12'11 (4.62m x 3.94m)

Double glazed window to front elevation, double radiator and door leading to inner hallway.

INNER HALLWAY

Door leading into kitchen, door leading to bathroom, separate WC and door leading to rear garden.

KITCHEN

10'4 x 8'4 (3.15m x 2.54m)

A fitted kitchen with a range of wall, floor and drawer units incorporating an electric cooker point with extractor hood over, plumbing for washing machine, space for fridge/freezer, breakfast bar, worktop with inset stainless steel sink unit with mixer tap and single drainer and double glazed window to rear elevation.

BATHROOM

Attractive white bathroom suite comprising of bath with over bath shower, wash hand basin with mixer tap set into vanity unit, tiling to floor and part walls and double glazed window to side elevation.

SEPARATE WC

Low level WC and double glazed window to side elevation.

LANDING

Which is approached via stairs from entrance hallway with double glazed window to side elevation and doors leading to three bedrooms.

BEDROOM 1

13'7 x 9'8 (4.14m x 2.95m)

Double glazed window to front elevation, fitted sliding mirrored wardrobes and double radiator.

BEDROOM 2

12' x 8'6 (3.66m x 2.59m)

Double glazed window to rear elevation, double radiator, fitted sliding mirrored wardrobes and built-in storage cupboard.

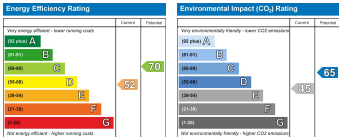
BEDROOM 3

8'10 x 8'7 (2.69m x 2.62m)

Double glazed window to rear elevation and double radiator.

OUTSIDE

To the front there is a garden which is enclosed by hedging with timber gate opening to footpath leading to front entrance door. To the side there is a footpath with access to the rear garden. The rear garden has a good size timber decked area which steps down onto a laid to lawn area and this follows down onto two further sections where there is also a timber decked area, built-in trampoline and useful storage shed. The garden is over 100ft long and is enclosed by timber fencing.



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