



A rarely available and deceptively spacious two/three bedroom semi detached house which has accommodation situated over three floors. The property comprises of entrance vestibule, hallway, lounge, dining room, kitchen, family room, cloak/WC to the ground floor, two double bedrooms and bathroom/WC to the first floor. The property is split level to the rear and offers an excellent size garden to the rear in addition to ample parking at the front.

**Grange Avenue, Grangefield, TS18 4LT**  
**2 Bed - House - Semi-Detached**  
**£150,000**

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#### ENTRANCE VESTIBULE

Via front entrance door with glazed door leading into hallway.

#### HALLWAY

Stairs leading to landing, double radiator, stairs leading to landing and doors leading to lounge and dining room.

#### LOUNGE

**14' x 13'3" (4.27m x 4.04m)**

uPVC double glazed bay window to front elevation, living flame gas fire and double radiator.

#### DINING ROOM

**13'10" x 13' (4.22m x 3.96m)**

Double glazed window to rear elevation, single radiator, living flame gas fire, bi-fold door leading to kitchen and door leading to stairs down to family room.

#### KITCHEN

**9'6" x 7'10" (2.90m x 2.39m)**

A fitted kitchen with a range of wall, floor and drawer units incorporating an electric ceramic hob with built-in double electric oven and extractor hood over hob, double bowl stainless steel sink unit with mixer tap and single drainer, kick space heater, space for fridge/freezer and uPVC double glazed windows to rear and side elevations.

#### FAMILY ROOM

**17'3" x 12' (5.26m x 3.66m)**

Which is approached via stairs from dining room with uPVC double glazed window to rear elevation, door leading to cloak/WC, double doors opening to cellar storage and door leading to utility.

#### CLOAK/WC

Low level WC and wash hand basin.

#### UTILITY

**9'6" x 7'10" (2.90m x 2.39m)**

Range of wall and floor units, plumbing for washing machine, worktop with inset stainless steel sink unit with mixer tap and single drainer, double glazed window to side elevation and door leading to rear garden.

#### LANDING

Which is approached via stairs from entrance hallway with uPVC double glazed window to rear elevation, double glazed windows to rear and side elevations, built-in storage cupboard housing a Worcester wall mounted boiler which provides heating and hot water to the property and doors leading to two bedrooms and bathroom/WC.



**BEDROOM 1**

**10'6 x 8'6 (3.20m x 2.59m)**

Double glazed window to rear elevation, fitted wardrobes and single radiator.

**BEDROOM 2**

**12'6 x 10'10 (3.81m x 3.30m)**

Double glazed window to front elevation and single radiator.

**BATHROOM/WC**

**9' x 6'6 (2.74m x 1.98m)**

Suite comprising of bath with over bath shower, pedestal wash hand basin, low level WC and double radiator.

**OUTSIDE**

To the front there is a double driveway with access to the side via wrought iron gate with gated access and footpath to the side leads in turn to the rear garden. The rear garden has a good size paved patio area adjacent to the door from the utility stepping down onto a lower patio area which is the full width of the property. This steps down further onto a laid to lawn garden which is enclosed by fencing and hedging and is stocked with various mature plants, trees and shrubs. The garden in our opinion is a splendid feature of this property.



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## Grange Avenue

Approximate Gross Internal Area  
1330 sq ft - 124 sq m



LOWER GROUND FLOOR

GROUND FLOOR

FIRST FLOOR

### SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2020

Energy Efficiency Rating	
Current	Potential
63	78

Energy Efficiency Rating scale (A-G) with corresponding energy efficiency bands and running costs.

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
56	73

Environmental Impact (CO<sub>2</sub>) Rating scale (A-G) with corresponding CO<sub>2</sub> emissions bands.

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