



**\*\*\* VIEWING RECOMMENDED \*\*\*** An impressive three bedroom semi-detached property offering improved and upgraded accommodation. The home would make an ideal purchase for a variety of buyers and features **TWO RECEPTION ROOMS**, conservatory extension and a modern kitchen and bathroom. The accommodation has a clever blend of character features and upgraded fixtures and fittings, whilst also featuring uPVC double glazing, gas central heating and remotely accessed security cameras. The layout comprises: entrance porch through to the entrance hall with stairs to the first floor and access to both reception rooms, the bay fronted reception room includes an attractive feature fire surround and gas fire, the rear reception room features a beautiful log burner fire and gives access to the conservatory extension. The kitchen is fitted with a quality range of units to base and wall level and includes a built-in oven, hob and extractor with attractive granite worktops and space for free standing appliances. To the the first floor are three bedrooms and the modern family bathroom which incorporates a three piece white suite. Externally is a low maintenance lawned front garden with a block paved driveway providing useful off street parking, double gates open to a further block paved area in front of the garage. The enclosed rear garden features lawn, patio and log storage areas.

**Grantham Avenue, TS26 9QT**  
**3 Bed - House - Semi-Detached**  
**£164,950**

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## GROUND FLOOR

### ENTRANCE PORCH

Accessed via uPVC double glazed entrance door, uPVC double glazed windows, fitted carpet, door to the entrance hall with attractive stained glass side screens and fanlight above.

### ENTRANCE HALL

Fitted with attractive oak flooring, stairs to the first floor with fitted carpet and under stairs storage cupboard, picture rail, coved ceiling, convector radiator.

### FRONT RECEPTION ROOM

**12'07 x 11'11 (3.84m x 3.63m)**

Ideal for a variety of uses and currently used as a dining room with uPVC double glazed window to the front aspect, feature fire surround with 'marble' style back and base, gas fire, fitted carpet, picture rail, coved ceiling, convector radiator.

### REAR RECEPTION ROOM

**12'06 x 11'11 (3.81m x 3.63m)**

Currently used as a sitting room and featuring a beautiful log burning fire with tiled back and base, uPVC double glazed door to the conservatory extension with matching side screens, attractive oak flooring, picture rail, coved ceiling, television point, single radiator.

### CONSERVATORY EXTENSION

**12'02 x 6'03 (3.71m x 1.91m)**

Allowing a pleasant transition between the home and garden via French door, uPVC double glazed windows, fitted carpet.

### KITCHEN

**13'02 x 5'09 (4.01m x 1.75m)**

Fitted with a beautiful range of 'oak' style units to base and wall level with brushed stainless steel handles and complementing granite worktops incorporating an inset stainless steel sink with chrome mixer tap, built-in electric oven with four ring gas hob above and three speed extractor over, attractive tiled splashback, recess for washing machine and dishwasher, space for free standing fridge/freezer, oak flooring, uPVC double glazed window to the rear aspect, uPVC double glazed side door, convector radiator.

## FIRST FLOOR

### LANDING

Hatch to loft space, uPVC double glazed window to the side aspect, fitted carpet.

### BEDROOM ONE

**13'00 x 12'00 (3.96m x 3.66m)**

Currently used as a children's bedroom with uPVC double glazed window to the front aspect, fitted carpet, picture rail, coved ceiling, convector radiator.

### BEDROOM TWO

**12'05 x 12'00 (3.78m x 3.66m)**

A good sized bedroom with uPVC double glazed window overlooking the rear garden, fitted carpet, coved ceiling, convector radiator.



**BEDROOM THREE**

7'04 x 6'00 (2.24m x 1.83m)

uPVC double glazed window to the front aspect, fitted carpet, convactor radiator.

**BATHROOM/WC**

7'10 x 6'00 (2.39m x 1.83m)

Fitted with a beautiful three piece white suite and chrome fittings comprising: tiled panelled bath with central chrome mixer tap and shower over, protective glass shower screen, inset wash hand basin with chrome mixer tap and white gloss vanity cabinet below, low level WC, attractive tiling to walls and flooring, PVC panelling to ceiling, two uPVC double glazed windows to the side aspect, modern vertical panelled radiator.

**OUTSIDE**

The property features a low maintenance part lawned front garden with brick boundary wall and block paved driveway providing useful off street parking. Double gates open to a further block paved area in front of the garage. The spacious rear garden features lawn, patio and log storage areas with a part pebbled border and fenced boundaries.

**GARAGE**

Accessed via double doors to the front and personal door to the side.



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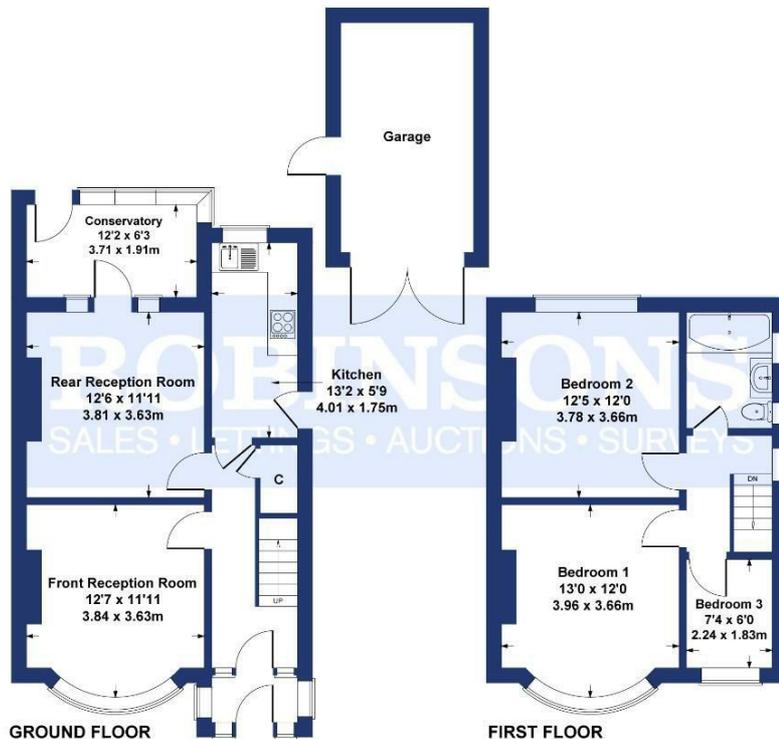
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## Grantham Avenue

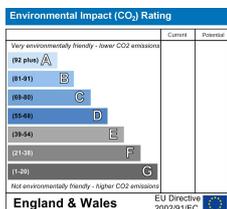
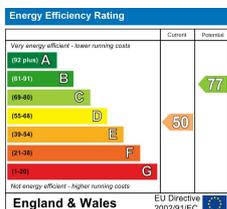
Approximate Gross Internal Area  
1032 sq ft - 96 sq m



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



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