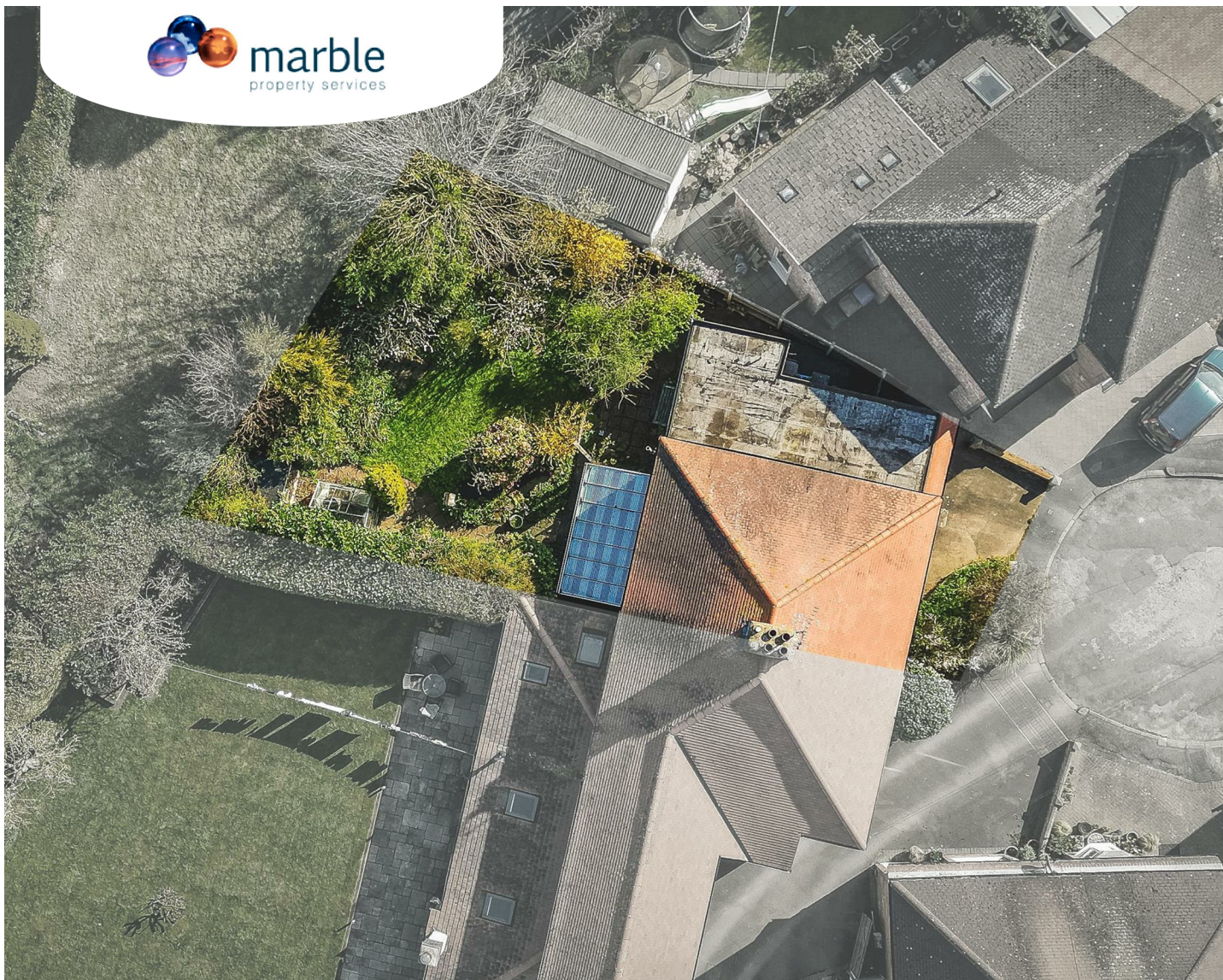




33 Grange Avenue, Breaston, DE72 3BX

Offers In Excess Of £230,000

Nestled in the charming area of Grange Avenue, Breaston, this delightful semi-detached house offers a perfect blend of comfort and convenience. Spanning an impressive 990 square feet, the property features two well-proportioned reception rooms, providing ample space for both relaxation and entertaining.

Breaston is known for its friendly community and excellent local amenities, making it a desirable location for those seeking a tranquil yet connected lifestyle. With its appealing layout and practical features, this semi-detached house on Grange Avenue presents a wonderful opportunity for anyone looking to settle in a welcoming neighbourhood. Don't miss the chance to make this lovely property your new home.

Front Aspect

Situated at the end of a quite cul-de-sac, the property has a single garage, raised flower bed with shrubbery and flowers.

Entrance Hallway

Entrance via a UVPC door, gas central heating radiator, stairs rising to first floor, door leading to;

Reception One 12'5" x 11'11" (3.802m x 3.654m)

With a bay window to the front elevation, gas central heating radiator, electric fireplace, carpeted flooring.

Reception Two 15'10" x 13'0" (4.835m x 3.963m)

With a sliding patio door leading to conservatory, gas fire, built in display cupboard, under stair storage, carpeted flooring.

Conservatory

With windows to both elevations and a sliding patio door leading to rear garden, electricity and carpeted flooring.

Kitchen 9'10" x 10'5" (3.010m x 3.183m)

With a window to the rear elevation, Gorenje built in oven and grill, four ringed gas stove, over head extractor fan, gas central heating radiator, wall mounted combi boiler, plumbing for washing machine and dishwasher, range of eye and base level cupboards, tiled walls, carpeted flooring, door leading to

Downstairs W/C

With a frosted window to the rear elevation, low level W/C, half tiled walls, tiled flooring

Stairs Leading To First Floor

With a window to the side elevation

Bedroom One 12'0" x 12'5" (3.671m x 3.805m)

With dual windows to the front elevation, gas central heating radiator, useful storage cupboard, fitted wardrobes with shelving and hanging rails, carpeted flooring.

Bedroom Two 9'0" x 13'0" (2.747m x 3.981m)

With a window to the rear elevation, gas central heating radiator, carpeted flooring.

Family Bathroom 6'6" x 8'7" (1.993m x 2.638m)

Enclosed shower unit with tiled walls, low level W/C, pedestal hand wash basin, heated towel rail, frosted window to the rear elevation, half tiled walls, carpeted flooring.

Rear Garden

A private mature rear garden with a pond,

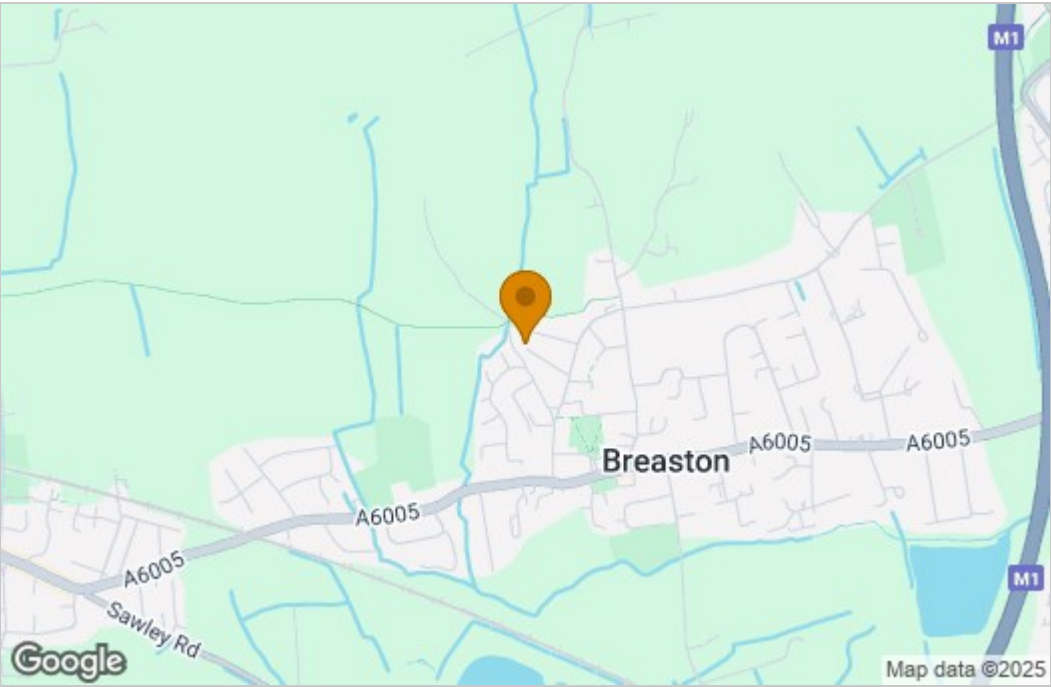
greenhouse, shed, paved pathways, laid lawn, established shrubbery and flowers.

MONEY LAUNDERING REGULATIONS -

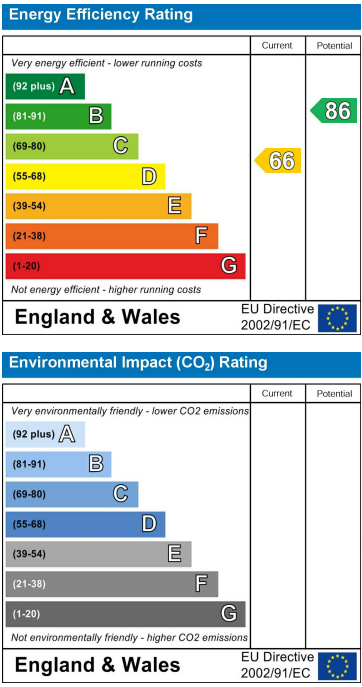
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2. These particulars do not constitute part or all of an offer or contract.
3. The measurements indicated are supplied for guidance only and as such must be considered as approximate measurements.
4. Potential buyers are advised to recheck the measurements before committing to any expense.
5. Marble Property Services has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
6. Marble Property Services has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

Floor Plan

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.