



Grangefields
Barnard Castle DL12 9BF
£237,500





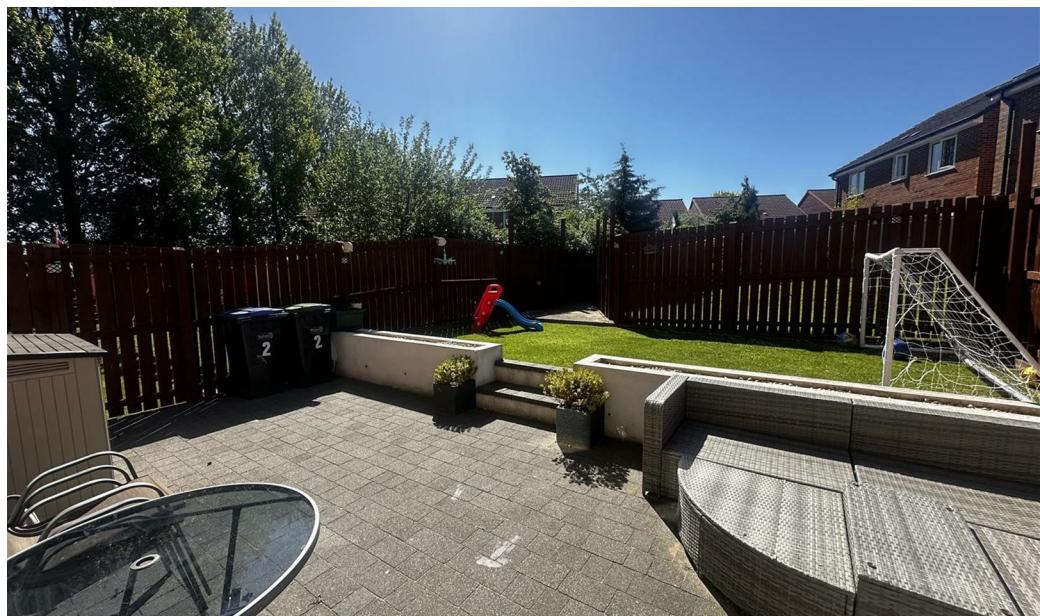
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Grangefields

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- Priced To Sell Now!!!
- Contemporary Bathroom & En Suite
- Driveway Parking

- Upgraded To A High Spec
- Impressive 28' Lounge/Dining Room
- Well Presented Gardens

- Integrated Modern Kitchen With Appliances and Quartz Worktops
- 3 Well Proportioned Bedrooms
- MUST BE VIEWED!!!

PRICED TO SELL NOW!!! Stunning upgraded & remodelled detached house on popular development. Modern kitchen with quartz worktops & appliances plus contemporary bathroom & en suite. **MUST BE VIEWED!!!**

We are delighted to offer for sale this modern re modelled and upgraded detached house located on a popular development with access to amenities and transport links plus accessible to 'Good' and 'Outstanding' Primary and Secondary schools. The property was constructed in 2016 and still benefits from over 1 year remaining of its New Home Structural Warranty.

As you would expect the property benefits from gas central heating and PVCu double glazing. There is a modern kitchen with quartz worktops and integrated appliances plus a contemporary bathroom and en suite. Items of note include French doors to the rear, fitted wardrobes to bedrooms 1 & 2 plus oak internal doors. There are ample sockets and media points to the property. The home is ready to move in with flooring and blinds included as fitted.

To the ground floor is the living dining room, kitchen and study/utility. There are 3 well proportioned bedrooms, the master with en suite plus a family bathroom off the first floor landing. There is a part boarded loft.

The property benefits from well presented gardens with patio, raised beds and lawn with external power and tap. There are 3 parking spaces to the front plus a garage store.

Estimated Management Fee £216 p.a

Entrance Hall

Lounge/Dining Room

28'4 x 14'4 (8.64m x 4.37m)

An impressive light through room with oak flooring, recessed spot lights and French doors to the rear.

Kitchen

8'10 x 7'0 (2.69m x 2.13m)

Having a comprehensive range of modern wall and base units with complimenting quartz worktops and upstands plus tiling. With integrated double oven, microwave, 5 ring hob, hood, fridge freezer and dishwasher plus 1.5 sink and mixer tap. Oak flooring.

First Floor Landing

With fitted carpets. Access to store.

Utility Study

9'8 x 9'8 (2.95m x 2.95m)

Converted from part of the garage with modern units plus space for appliances.

Bedroom One

13'6 x 10'4 (4.11m x 3.15m)

With fitted wardrobes, carpets and blinds.

En-Suite

6'10 x 4'11 (2.08m x 1.50m)

Having contemporary white sanitary ware with tiling.

Bedroom Two

11'8 x 9'9 (3.56m x 2.97m)

With fitted wardrobes, carpets and blinds.

Bedroom Three

9'10 x 8'9 (3.00m x 2.67m)

With carpets and blinds.

Family Bathroom

8'4 x 6'9 (2.54m x 2.06m)

Having contemporary white sanitary ware with tiling, floor tiling, wall boards plus chrome ladder radiator.

Externally

The property benefits from well presented gardens with patio, raised beds and lawn with external power and tap. There are 3 parking spaces to the front plus a garage store.

Tenure

Freehold

Property Details

Local Authority: Durham

Council Tax Band: D

Annual Price: £2,551

Conservation Area: No

Flood Risk: Very low

Floor Area: 947 ft 2 / 88 m 2

Plot size: 0.05 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

4 Mbps

Superfast

53 Mbps

Ultrafast

8500 Mbps

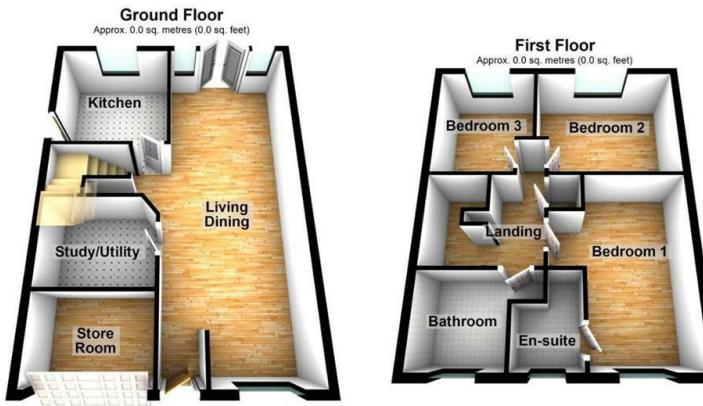
Satellite / Fibre TV Availability

BT

Sky

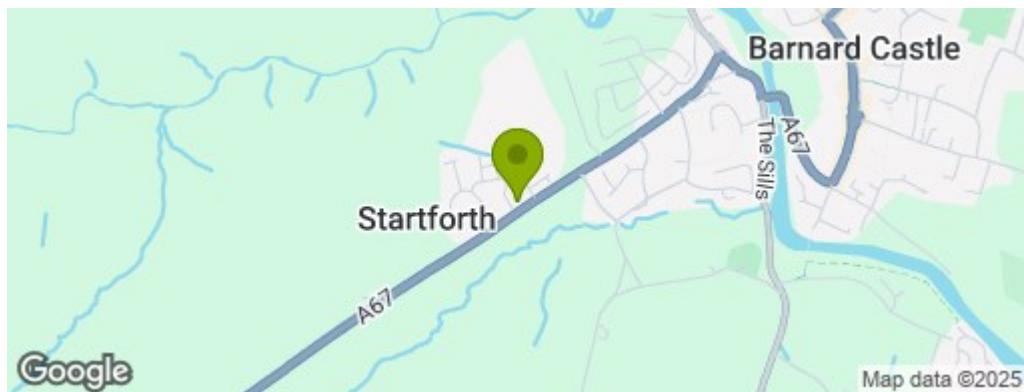
Note

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee can be given as to their operating ability or efficiency. All measurements have been taken as a guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller. We cannot also confirm at this stage of marketing the tenure of this house



Total area: approx. 0.0 sq. metres (0.0 sq. feet)

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All efforts have been made to ensure its accuracy at time of print.
Plan produced using PlanUp.



Property Information

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