

PROPERTY BROCHURE



68 Grange Way, Durham, DH6 5PN

This beautifully presented detached house on Grange Way offers a perfect blend of modern living and comfort. Situated on a modern residential estate, the property boasts a contemporary design that is both stylish and functional.

Upon entering, you are welcomed into a spacious reception room, ideal for entertaining guests or enjoying family time, leading into an open plan kitchen/diner. The house features four generously sized bedrooms, providing ample space for a growing family or those who appreciate extra room for guests or a home office. The master bedroom benefits from an en-suite bathroom, ensuring privacy and convenience.

In addition to the en-suite, the property includes a well-appointed family bathroom, catering to the needs of all residents. The layout of the house is thoughtfully designed, allowing for a seamless flow between the living spaces.

A notable feature of this home is the garage, providing secure parking and additional storage options. The exterior of the property is equally impressive, with well-maintained gardens that enhance the overall appeal.

This house is situated in a popular area, making it an excellent choice for families and professionals alike. With its modern amenities and attractive location, this property is sure to attract interest.

68 Grange Way

£265,000

Entrance Hall

Via a composite door, radiator, stairs to 1st floor

Living Room

Double glazed window to front, radiator, wood effect flooring,

Kitchen/Diner

Double glazed French doors and double glazed window to rear. Range of base, wall and drawer units with complementing heat resistant worksurfaces incorporating a 1 1/2 bowl stainless steel sink unit, 4 ring gas hob with electric oven below and filter hood above, integrated under bench fridge and freezer, tiled splashbacks, wood effect flooring, pantry cupboard

Utility

Door to side, workbench with cupboard and plumbing for washing machine

Cloakroom/WC

Double glazed window, low level WC, bracket wash basin, radiator

Landing

Built in cupboard, access to boarded loft space, doors to:

Bedroom One

Double glazed window to front, overstairs cupboard, built-in wardrobes with sliding doors, radiator

En-suite

Double glazed window to side, low level WC, pedestal wash hand basin, shower cubicle, tiled floor, radiator

Bedroom Two

Double glazed window to front, radiator

Bedroom Three

Double glazed window to rear, radiator

Bedroom Four

Double glazed window to rear, radiator

Bathroom

Double glazed window to rear. White suite comprising of a low level WC, pedestal wash hand basin and paneled bath, tiled to bath area, tiled floor, radiator

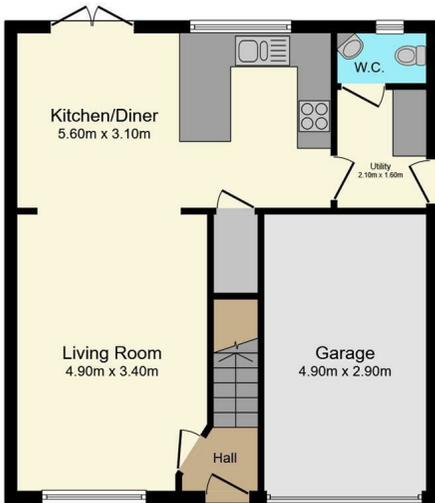
Integral Garage

Electric roller shutter door with remote fob, power and light

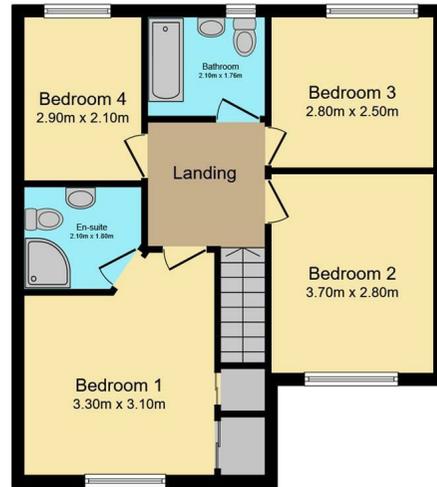
Externally

Double width tarmac driveway, with mature shrubbery to edges to the front. The rear garden has a paved patio area, small lawn and a graveled area with sunken fire pit, large expanse of decking with a good sized timber shed





Ground Floor
Floor area 59.1 sq.m.



First Floor
Floor area 53.7 sq.m.

Total floor area: 112.8 sq.m.

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

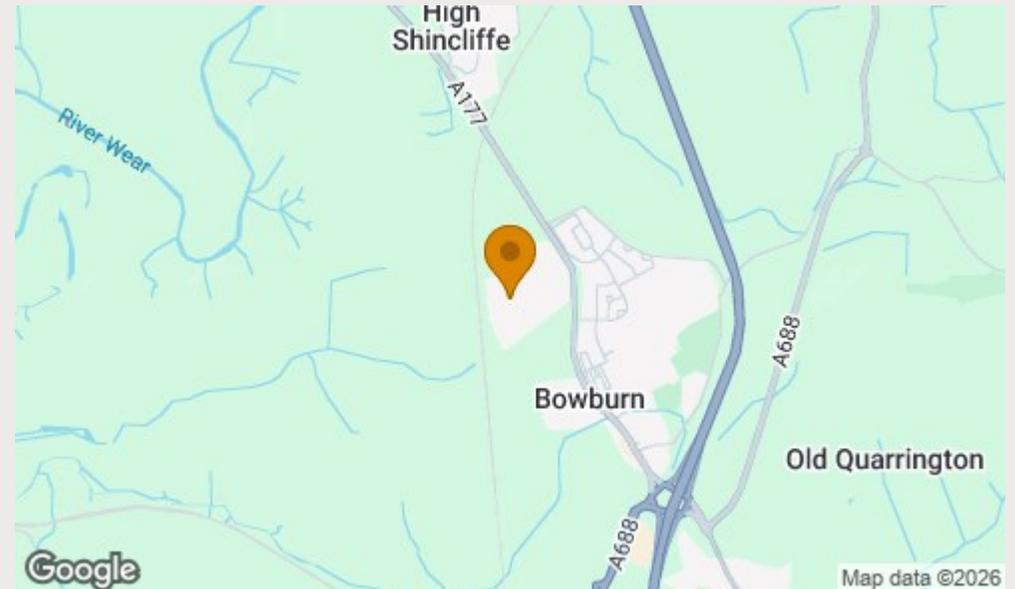


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Local Authority: Durham County Council

Council Tax Band: D

Directions



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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