



## Grangemoor Road Widdrington

- Dormer bungalow
- Three bedrooms
- Fully refurbished
- Open plan layout
- Garage and driveway
- No onward chain

Offers In Excess Of **£ 300,000**

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# Grangemoor Road, Widdrington

This immaculate detached dormer bungalow has been fully refurbished and really is ready to move straight into and enjoy its attractive features and great outdoor space. With its open-plan layout, this home is perfect for those who enjoy spacious and versatile living and has the added benefit of brand new carpets and flooring alongside a fresh décor ready for you to add your own personal twist.

The property features one reception room, ideal for entertaining guests or relaxing with family. The lounge area extends into the kitchen/diner and then flows into a spacious, bright conservatory with a pleasant view and access to the garden. The open-plan kitchen/dining area lends itself to modern living and features attractive kitchen units, integral fridge/freezer and a handy breakfast bar.

There are three bedrooms in total, all of which have been newly refurbished. The first two bedrooms are doubles, benefiting from ample natural light and a fresh, modern feel with feature dormer windows. The third bedroom offers a versatile space that can be used as a downstairs double bedroom, home office or guest room.

The property also boasts two bathrooms – the modern downstairs bathroom is stunning with striking tiling, walk in shower, separate bath and a lovely wash hand basin vanity unit. Upstairs the second bathroom features free-standing bath, a heated towel rail, feature mirror, and is a lovely space to relax in. These bathrooms provide both convenience and luxury for the occupants.

Outside, the property benefits from a parking space and garage, providing ample storage. The garden is a really good size and is ready for the new owner to put their own stamp on it.

Guaranteed to impress, and with no onward chain, this is a must view!

Lounge/Kitchen/Diner	25.7 x 25.4 (7.80m x 7.72m) Max L shaped
Downstairs Dining/Bed 3	12.7 x 12.3 (3.84m x 3.73m) Max L shaped
Conservatory	12.4 x 9.6 (3.76m x 2.90m)
Downstairs bathroom	12.7 x 6.8 (3.84m x 2.03m)
Bedroom One	20.2 into dormer x 11.9 max (6.12m into dormer x 3.58m max)
Bedroom Two	20.6 into dormer x 8.4 (6.25m into dormer x 2.54m)
Bathroom	8.9 x 6.5 (2.67m x 1.96m)

#### PRIMARY SERVICES SUPPLY

Electricity: Mains  
Water: Mains  
Sewerage: Mains  
Heating: Mains gas  
Broadband: None  
Mobile Signal Coverage Blackspot: No  
Parking: Garage and parking space

#### RESTRICTIONS AND RIGHTS

Listed: No  
Restrictions on property: No  
Easements, servitudes or wayleaves: No  
Public rights of way through the property: No

#### RISKS

Flooding in last 5 years: No  
Risk of Flooding: Zone 1  
Any flood defences at the property: No  
Coastal Erosion Risk: No  
Known safety risks at property: No

#### BUILDING WORKS

Any known planning permissions or proposals in the immediate locality: No  
Outstanding building works at the property: No

#### MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity.

#### ACCESSIBILITY

This property has no no accessibility adaptations:

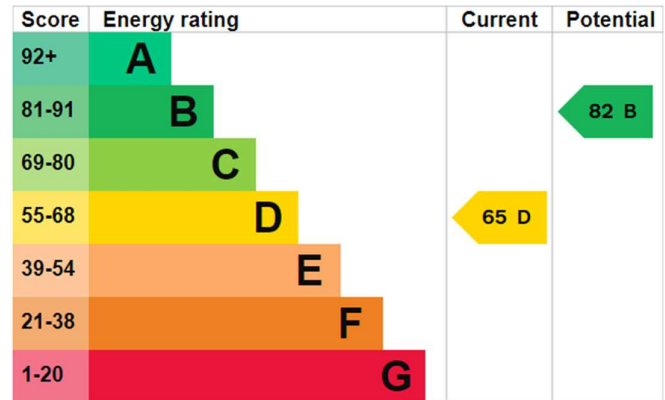
#### TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

#### EPC RATING: D

COUNCIL TAX BAND:C

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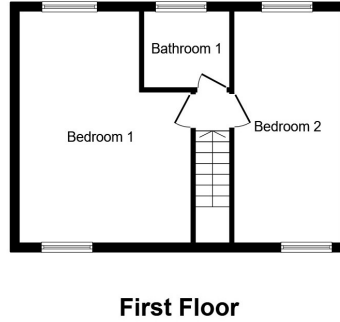
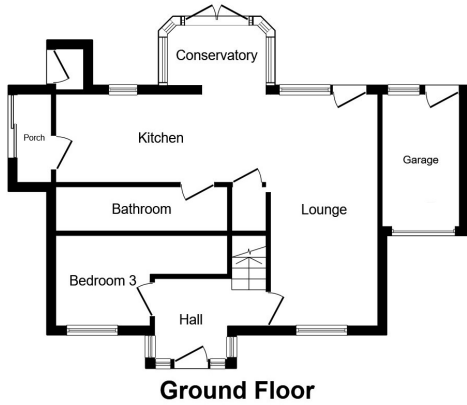
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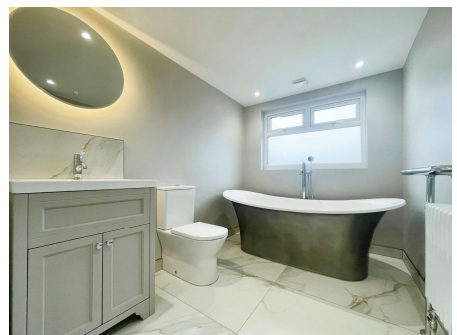
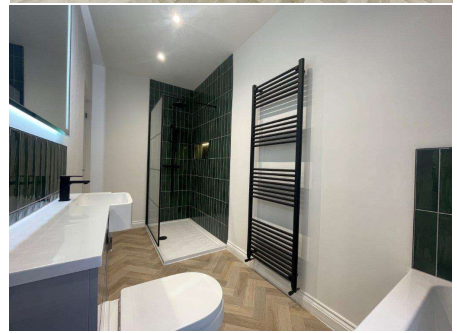


# Grangemoor Road, Widdrington



Total floor area 94.4 m<sup>2</sup> (1,017 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections. Powered by Propertybox.



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