



Grampian Place, West Moor, NE12 7NX

£265.000

We are thrilled to offer for sale this must see, beautifully extended and highly impressive semi detached home on Grampian Place in West Moor. The property has been lovingly modernised and extended by the current vendors and is show home standard throughout ready for its discerning new owner.

As you enter this wonderful home you are greeted by a welcoming hallway which sets the scene for the rest of the property in terms of space and style. The lounge to the front is a perfect place to sit back and relax, this leads to a versatile second reception room with a variety of uses.

The real showstopper is the exceptional extended open plan kitchen, dining and living space recently refitted with beautiful sleek cabinetry, integral appliances and breakfast bar, a real hub for entertaining and family gatherings. Flooded with natural light with Velux windows and French doors which overlook the manicured garden. Upstairs you will find three bedrooms, two with built-in wardrobes with a mixture of hanging space shelving and drawers. The third has the benefit of a built-in cabin bed and storage. The beautiful contemporary bathroom has both bathing and shower. Externally the gardens are a delight, the front has a good sized driveway to garage and a beautifully maintained, well stocked rear garden with a south westerly aspect. A large shed caters to all storage needs and a variety of seating areas perfect for entertaining and relaxing are all just waiting to be enjoyed.

A fantastic opportunity to enjoy contemporary living in a truly appealing home suited to a variety of purchasers, an early inspection is essential to avoid disappointment.

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Superb Extended Semi

Luxury Bathroom

Beautiful Family Home

Manicured Gardens

Stunning Refitted Kitchen

Garage

Three Bedrooms

Early Inspection Essential

ENTRANCE PORCH: Entered via a double-glazed entrance door, the porch benefits from two double-glazed windows, allowing plenty of natural light, and a further part glazed door leading into the entrance hallway.

ENTRANCE HALLWAY: Featuring a radiator, understairs cupboard and a staircase rising to the first floor.

LOUNGE: 14'7 x 11'4, (4.44m x 3.45m). A bright and spacious reception room with a double-glazed front-facing bay window, stone effect fireplace with a marble inset and hearth creating an attractive focal point. Alcoves with wall lights and feature radiator. Double part glazed doors to dining room.

DINING: 9'5 X 9'3 (2.87m x 2.81m)
Second reception room with spotlights to ceiling and archway to extended kitchen.

BREAKFAST KITCHEN: 19'11 max x 18'7 max (6.08m max x 5.66m max)

A fabulous extended breakfast kitchen fitted with a range of sleek wall and base units incorporating a single drainer sink unit, plinth and over unit lighting and breakfast bar. Appliances include a combination oven / microwave, warming drawer, electric self-cleaning oven, induction hob, extractor hood. Integral dishwasher and wine fridge. Double glazed velux windows to the rear x 2, double glazed window and door with remote control blinds. Additional features include spotlights to the ceiling and feature radiators.

FIRST FLOOR LANDING AREA: Featuring a double-glazed window to the side, access to the part-board roof space via drop down ladders.

BEDROOM ONE: 12'2 x 12'2, (3.70m x 3.70m). A well-proportioned principal bedroom with a front-facing double-glazed window and double radiator. A good range of wardrobes with sliding doors, shelving and drawers offering smart storage solutions.

BEDROOM TWO: 9'2 x 10'1 plus robes (2.79m x 3.07m). A comfortable double bedroom featuring a rear facing double-glazed window, built-in wardrobe with mirrored sliding doors and radiator.

BEDROOM THREE: 9'09 x 8'2 (2.74m x 2.48m). A versatile third bedroom with a front facing double-glazed window, built-in cabin bed and radiator.

FAMILY BATHROOM: Refitted gorgeous bathroom with panelled bath and separate shower cubicle with twin headed mains shower, wash hand basin set in vanity unit, W.C. Upvc ceiling with spotlights, mirror with touch lighting and blue tooth, heated towel rail, frosted double-glazed rear window.

EXTERNALLY: Garden to front with extensive driveway to garage and a delightful enclosed rear garden with a southerly aspect, laid to lawn with planted borders, a paved patio area and raised decked area making it ideal for outdoor seating and entertaining. The garden is bordered by fenced boundaries and also benefits from a large garden shed / summer house with light and power and has security lighting and an external water supply.

GARAGE with up and over door, light and power and storage to the eaves. Wall and base units providing additional storage. Wall mounted combi boiler, plumbed for washing machine and space for tumble dryer.



PRIMARY SERVICES SUPPLY

Electricity: MINS
Water: Mains
Sewerage: Mains
Heating: Mains Gas
Broadband: Fibre To Premises
Mobile Signal Coverage Blackspot: No
Parking: Garage/Driveway

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any

RESTRICTIONS AND RIGHTS

Listed' No
Conservation Area: 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 2
Any flood defences at the property: No
Coastal Erosion Risk: Low
Known safety risks at property (asbestos etc...): No

BUILDING WORKS

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

ACCESSIBILITY

This property has no accessibility adaptations:

- E.g. Ramp access to front door
- E.g. Accessible handrail to side door
- E.g. Wet room to ground floor
- E.g. Lift access to first floor

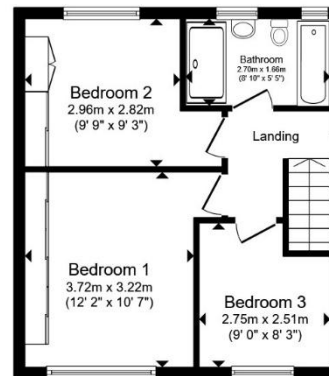
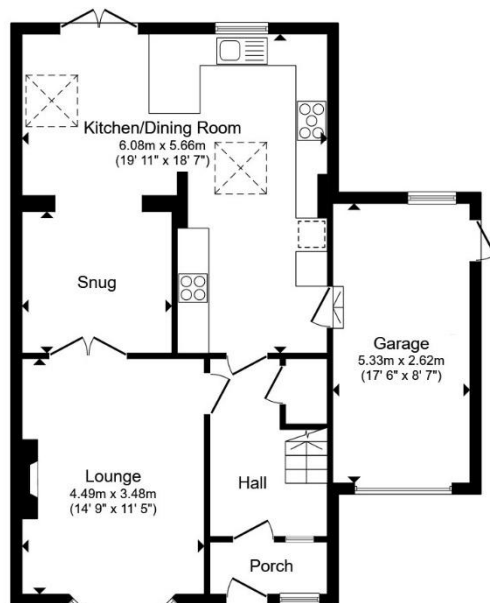
TENURE

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

COUNCIL TAX BAND: C

EPC RATING: C

FH00009544/GO/GO/10/10/2026/V1



Total floor area 115.9 m² (1,247 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they 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

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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