



# Grampian Way, Eastham

£200,000



**LESLEY HOOKS**  
ESTATE AGENTS







This two-bedroom bungalow beckons visitors with its charm and warmth with a neatly paved pathway leading to the entrance. Stepping through the front door, one is greeted by an inviting entrance hallway where a kitchen unfolds with modern amenities and ample counter space. The hallway also branches off to the main living area with a feature fireplace, leading to the private spaces of the home. The first door reveals a well appointed shower room, complete with contemporary fixtures. Further down the hall two bedrooms await. Outside, a lush garden beckons, a verdant oasis of greenery providing space for outdoor activities and al fresco dining. To the side of the property, a driveway leads to the garage, offering convenient parking and additional storage space for vehicles, outdoor equipment. In every corner, this charming bungalow exudes a sense of comfort, offering a peaceful retreat from the bustle of everyday life.



#### **Entrance Hallway**

6'5" (1.96m) x 5'0" (1.52m)

#### **Lounge**

15'11" (4.85m) x 12'0" (3.66m)

#### **Kitchen**

10'6" (3.2m) x 8'0" (2.44m)

#### **Bedroom One**

13'0" (3.96m) x 8'10" (2.69m)

#### **Bedroom Two**

10'9" (3.28m) x 9'1" (2.77m)



#### **Bathroom**

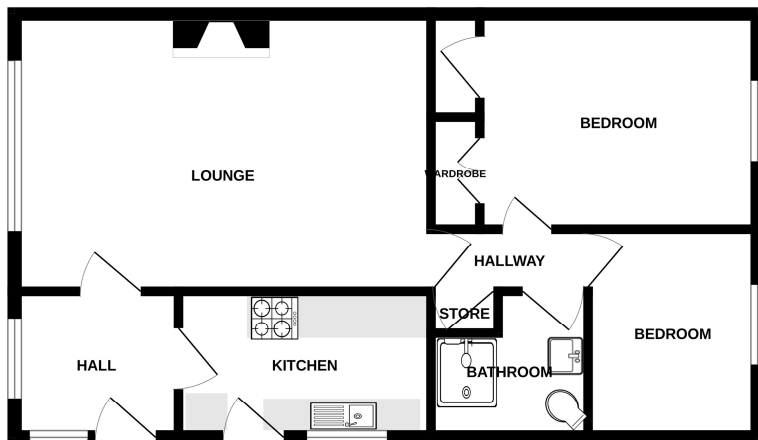
7'7" (2.31m) x 6'0" (1.83m)







**GROUND FLOOR**  
527 sq.ft. (49.0 sq.m.) approx.



TOTAL FLOOR AREA: 527 sq.ft. (49.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix 12024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus) <b>A</b>			
(81-91) <b>B</b>			85
(69-80) <b>C</b>			
(55-68) <b>D</b>		61	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

**Contact Us:**

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