

14 Grange Way
Bowburn
Durham
DH6 5PN



14 Grange Way

£120,000

Entrance Hall

Via a composite door, radiator, understair cupboard, stairs to 1st floor.

Cloakroom/WC

Double glazed window to front. White suite comprising of a low level WC and wall mounted wash basin with tiled splashback, radiator.

Kitchen

Double glazed window to front. Range of base, wall and drawer unit with complementing heat resistant worksurfaces incorporating a stainless steel sink unit with mixer tap, four ring gas hob with filter hood above and electric oven below, plumbed for washing machine, space for fridge freezer, tiled splashbacks, radiator.

Living Room

Double glazed French doors to rear, radiator

Landing

Loft access and doors to:

Bedroom 1

Double glazed window front, built in mirror fronted wardrobes, radiator.

Bedroom 2

Double glazed window to rear, radiator.

Bathroom

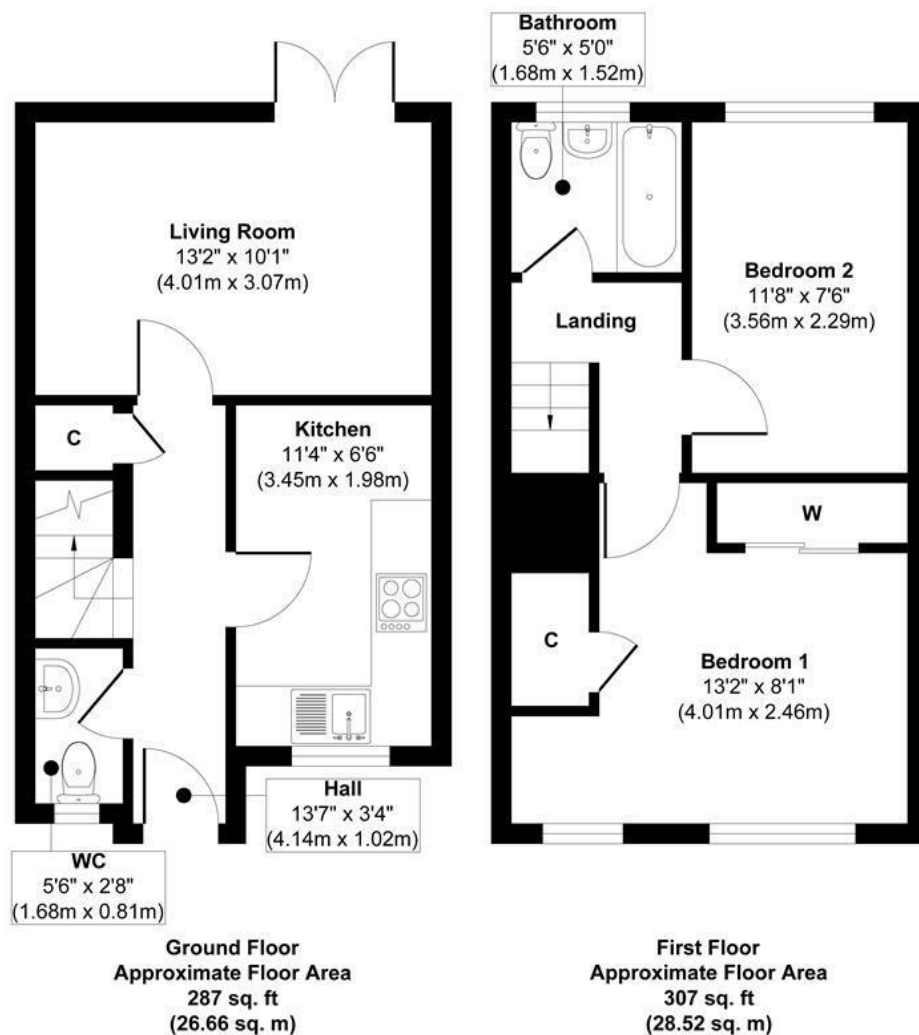
Double glazed window to rear. White suite comprising of a paneled bath with mains fed shower over, low level WC, pedestal wash hand basin, tiled to shower area and extending to half height elsewhere, radiator.

Externally

Small front garden which is graveled. Rear Garden, which is mostly laid to lawn, high timber fence with gated access to rear, patio area.



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Approx. Gross Internal Floor Area 594 sq. ft / 55.18 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

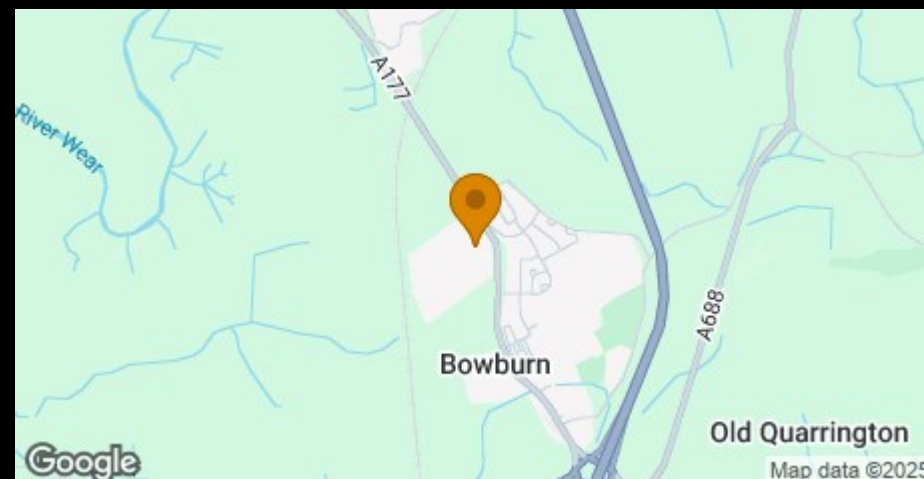
Produced by Elements Property

Local Authority

Durham

Council Tax Band

B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B		
(69-80) C	76	
(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

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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