



GRANGE PARK AVENUE, N21 2LN



£799,995 Freehold

- CHAIN FREE
- REQUIRES MODERNISATION
- TWO RECEPTION ROOM
- BATHROOM
- PRIVATE REAR GARDEN
- SEMI DETACHED HOUSE
- THREE BEDROOMS
- KITCHEN
- GARAGE
- POTENTIAL TO EXTEND SUBJECT TO PLANNING PERMISSION

Property Details

CHAIN FREE - Mortemore Mackay are pleased to offer for sale this semi detached property occupying this corner plot with garage to the rear. The property is in need of total refurbishment but represents a great opportunity to create a wonderful family home in this popular turning. The current accommodation comprises of three bedrooms, bathroom, two formal reception rooms and a kitchen. To the rear is a private garden and a garage. The property offers potential for buyers to refurbish to their own taste and extend subject to planning permission.



Approximate Gross Internal Area 1380 sq ft – 127 sq m
 Ground Floor Area 640 sq ft – 59 sq m
 First Floor Area 597 sq ft – 55 sq m
 Garage Area 143 sq ft – 13 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			62
(39-54) E			
(21-38) F			
(1-20) G		1	
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

