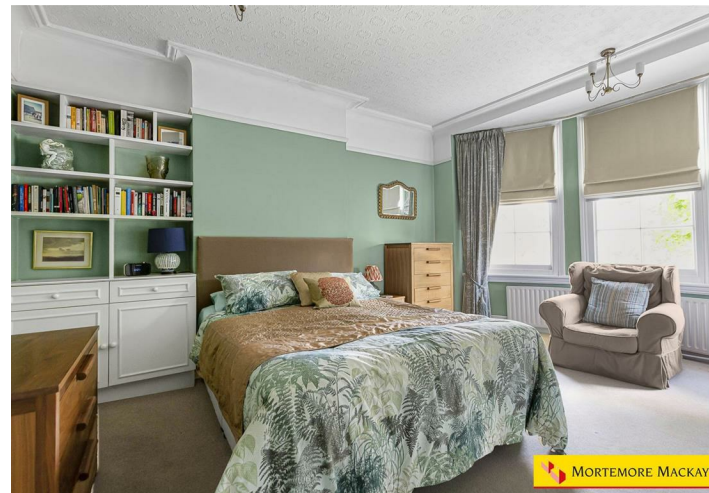




## OLD PARK RIDINGS, N21 2EU



**Offers in excess of £1,250,000 Freehold**

- PERIOD SEMI DETACHED HOUSE
- TWO BATHROOMS
- FITTED KITCHEN/BREAKFAST ROOM
- UTILITY ROOM & CELLAR
- OFF STREET PARKING
- FIVE BEDROOMS
- TWO CONNECTING RECEPTION ROOMS
- DOWNSTAIRS CLOAKROOM
- 98' PRIVATE REAR GARDEN
- GARAGE WITH GATED ACCESS AND FURTHER DRIVEWAY



Property Details

Mortemore Mackay are delighted to offer for sale this attractive period semi detached house close to Grange Park Station.

The accommodation provides 2465 square feet of living space and has three bedrooms on the first floor, a family bathroom with separate w.c, an en-suite bathroom, two further bedrooms on the second floor with an additional w.c. The ground floor hosts an impressive entrance hallway, two connecting reception rooms with fireplaces, a fitted kitchen with a bright breakfast area, a utility room, downstairs cloakroom and access to a storage cellar.

The front is paved to provide off street parking and the rear has a private rear garden extending to 98' and a garage which is accessed via a gated driveway on Grange Park Avenue.

This fine home offers well balanced accommodation along with some beautiful period features.



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

