



Grasmere Road, DH2 3DL
2 Bed - Bungalow - Semi Detached
£190,000

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*** BEAUTIFULLY PRESENTED * MUCH IMPROVED * HIGH QUALITY CONDITION THROUGHOUT * NEW KITCHEN, BATHROOM, FLOORING * LOW MAINTENANCE GARDENS * A MUST VIEW ***

Offered to the market is this superbly well presented, much improved, and ideally located two bedroom semi-detached bungalow which is sure to impress.

The property has a floorplan that comprises: entrance hallway, comfortable lounge with walk-in bay window, two well sized bedrooms, a stunning bathroom suite, and attractive kitchen. The kitchen has a door leading to the integrated garage. To the front and rear of the property are low maintenance gardens, and a driveway.

Grasmere Road is popular with a variety of potential purchasers as it is close to schools, shops, amenities, recreational facilities, motoring routes and public transport links including good bus services. In our opinion this property should prove to be exceptionally popular and we would strongly recommend an early internal inspection to avoid missing out on this excellent opportunity.



Hallway**Lounge**

15'5" x 12'5" into bay (4.7 x 3.8 into bay)

Kitchen

11'9" x 8'10" (3.6 x 2.7)

Bathroom**Bedroom**

15'1" x 8'10" (4.6 x 2.7)

Bedroom

11'9" x 8'2" (3.6 x 2.5)

Garage

21'7" x 7'10" (6.6 x 2.4)

Agent's Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 16 Mbps, Superfast 80 Mbps, Ultrafast
1,000 Mbps

Mobile Signal/Coverage: Good/Average

Tenure: Leasehold - 999 years from 1 January 1961. 936
years remaining. £9 per year only charge payable.

Council Tax: Durham County Council, Band B approx
£1,891pa

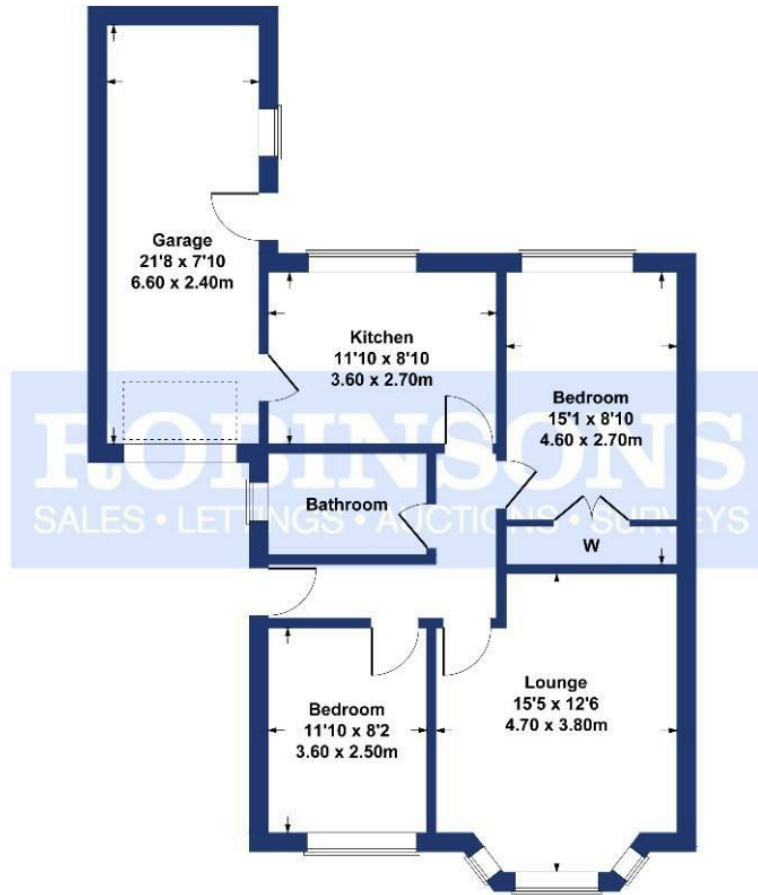
Energy Rating: D

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Grasmere Road
Approximate Gross Internal Area
807 sq ft -75 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		83
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	65	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.