



**2 Grangefields, Startforth, DL12 9BF**  
**£237,500**

## The Property Perspective

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We are delighted to offer for sale this modern re modelled and upgraded detached house located on a popular development with access to amenities and transport links plus accessible to 'Good' and 'Outstanding' Primary and Secondary schools. The property was constructed in 2016 and still benefits from over 1 year remaining of its New Home Structural Warranty.

As you would expect the property benefits from gas central heating and PVCu double glazing. There is a modern kitchen with quartz worktops and integrated appliances plus a contemporary bathroom and en suite. Items of note include French doors to the rear, fitted wardrobes to bedrooms 1 & 2 plus oak internal doors. There are ample sockets and media points to the property. The home is ready to move in with flooring and blinds included as fitted.

To the ground floor is the living dining room, kitchen and study utility. There are 3 well proportioned bedrooms, the master with en suite plus a family bathroom off the first floor landing. There is a part boarded loft.

The property benefits from well presented gardens with patio, raised beds and lawn with external power and tap. There are 3 parking spaces to the front plus a garage store.

Tenure - Freehold  
Estate management Fee - £216 pa  
Council Tax - Band D

The property comprises.

### GROUND FLOOR

**Living Dining Room 28'4"(max) x 14'4"(max) (8.65m(max) x 4.37m(max))**

An impressive light through room with oak flooring, recessed spot lights and French doors to the rear.

**Kitchen 8'10" x 7'0" (2.70m x 2.15m)**

Having a comprehensive range of modern wall and base units with complimenting quartz worktops and upstands plus tiling. With integrated double oven, microwave, 5 ring hob, hood, fridge freezer and dishwasher plus 1.5 sink and mixer tap. Oak flooring.

**Utility Study 9'8"(max) x 9'8"(max) (2.96m(max) x 2.95m(max))**

Converted from part of the garage with modern units plus space for appliances.

### FIRST FLOOR

#### Landing

With fitted carpets. Access to store.

**Bedroom 1 13'6"(max) x 10'4"(max) (4.13m(max) x 3.17m(max))**

With fitted wardrobes, carpets and blinds.

**En Suite 6'10"(max) x 4'11"(max) (2.09m(max) x 1.51m(max))**

Having contemporary white sanitary ware with tiling.

**Bedroom 2 11'8"(max) x 9'9"(max) (3.58m(max) x 2.99m(max))**

With fitted wardrobes, carpets and blinds.

**Bedroom 3 9'10"(max) x 8'9"(max) (3.01m(max) x 2.68m(max))**

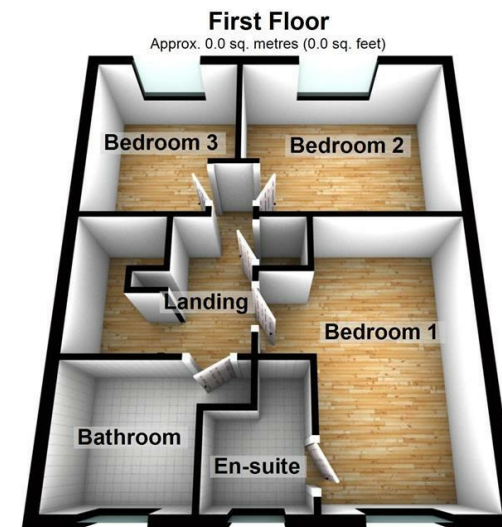
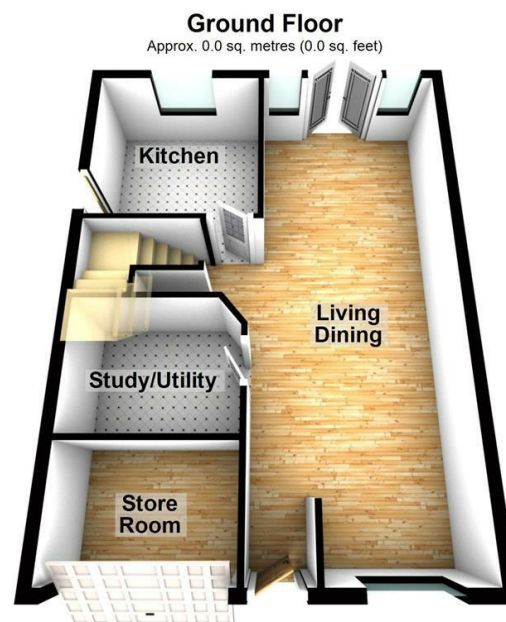
With carpets and blinds.

**Bathroom 8'4"(max) x 6'9"(max) (2.56m(max) x 2.08m(max))**

Having contemporary white sanitary ware with tiling, floor tiling, wall boards plus chrome ladder radiator.

### EXTERNAL

The property benefits from well presented gardens with patio, raised beds and lawn with external power and tap. There are 3 parking spaces to the front plus a garage store.



Total area: approx. 0.0 sq. metres (0.0 sq. feet)

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All efforts have been made to ensure its accuracy at time of print.  
Plan produced using PlanUp.