



# Inglebys

Estate Agents



## 3 Graham Street

Liverton Mines, TS13 4QR

**£89,995**



Offered and presented in excellent condition throughout, this deceptively spacious two-bedroom mid-terraced property with open plan lounge/dining room, spacious kitchen, loft room, rear garden and large secure garage with workshop to the rear really is not to be missed!

With neutral decoration throughout, new carpets and floor coverings this property is ready to go and put your own stamp on, benefiting from gas central heating and white uPVC double glazed windows and doors. In addition, the property has a full staircase off the main bedroom to the heated loft room adding additional space to the property.



With no onward chain, 3 Graham Street really is ready to go... There will be very few properties around in this condition and at this price, so early viewing would be highly recommended!

Tenure: Freehold

Council Tax Band: A

EPC Rating: D

**Lounge/Dining Room 22'2" x 11'3" incr. to 14'5" (6.76m x 3.44m incr. to 4.41m)**

A spacious living area whereby the lounge has been opened up to the dining room with double glazed doors to the kitchen, with carpet to the floor and coving to the ceiling, uPVC window to the front aspect and 2 x radiators, under-stairs storage to the dining area. To the lounge there is a feature fire surround with electric fire and marble hearth/backplate.

**Kitchen 14'4" x 9'1" (4.39m x 2.78m)**

With a tiled floor this spacious kitchen benefits from a wide range of wall and base units all finished in high gloss white doors and drawer fronts, black marble effect worktops and tiled splashbacks, stainless steel sink/drain with chrome mixer tap, uPVC window to the rear aspect, ceramic hob, stainless steel hood and electric oven, plumbing for washing machine, downlights, single radiator, wall mounted Ideal combi boiler (approx. 3 years old) and uPVC door to the rear garden.

**First Floor**

**Bedroom One 10'3" x 9'4" (3.13m x 2.85m)**

A double bedroom with carpet to the floor, stylish fitted sliding door wardrobes, uPVC window to the front aspect and single radiator, door to the loft room staircase.

**Bedroom Two 11'6" x 6'11" (3.52m x 2.13m)**

Carpet to the floor, uPVC window to the rear aspect and single radiator.

**Bathroom 8'6" x 7'2" (2.60m x 2.20m)**

A white bathroom suite with separate shower enclosure and electric shower, carpet to the floor, part tiled walls, uPVC window to the rear aspect and single radiator.

**Loft Room 14'4" x 10'3" (4.38m x 3.13m)**

A large loft room with carpet to the floor, single radiator, Velux window to the rear aspect, eaves storage and full staircase off the first bedroom.

**Externally**

Front.

Street parking to the front.

Rear.

Paved patio area to the rear with raised garden finished in low maintenance gravel, pathway leading to the rear garage and workshop.

The garage has electricity and lighting, an electric roller shutter door with side door as well. To the rear of the garage is a separate workshop with lighting and electricity. There is a separate path with door to the rear street.

**Disclaimer**

Please note that all measurements contained in these particulars are for guidance purposes only and should not be relied upon for ordering carpets, furniture, etc. Anyone requiring more accurate measurements may do so by arrangement with our office.

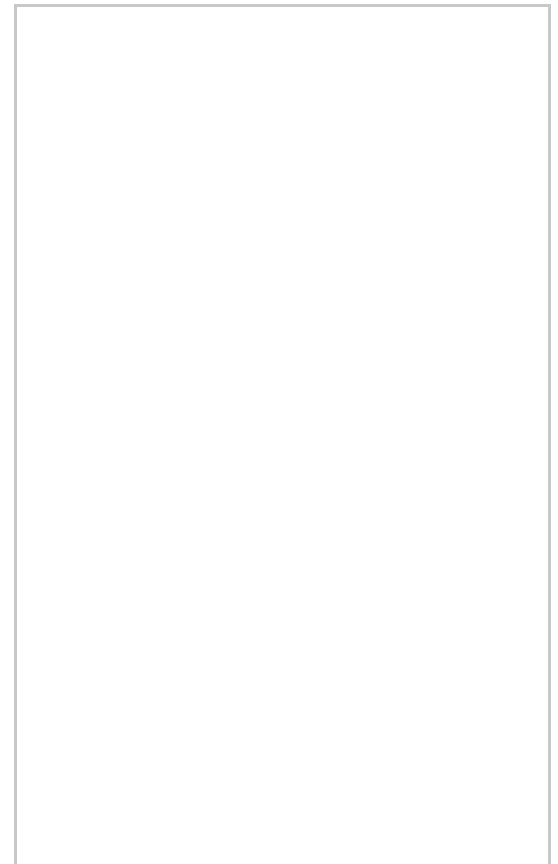
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The tenure details and information supplied within the marketing descriptions above are supplied to us by the vendors. This information should not be relied upon for legal purposes and should be verified by a competent / qualified person prior to entering into any commitment.

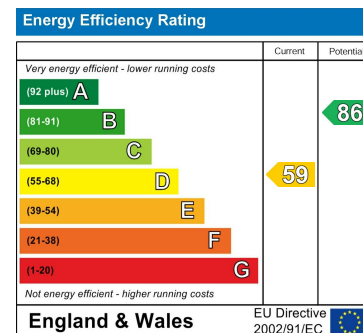
**Area Map**



**Floor Plans**



**Energy Efficiency Graph**



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