



**88 Grange Road**  
**Moorends DN8 4NA**

**Offers Around £110,000**

**FREEHOLD**

\* COMING SOON \* Perfect First Time Buy. EXTENDED THREE bedroom end terraced house. Lounge, Dining room and fitted Kitchen. UPVC double glazed. Gas central heating (NEW boiler 2022). Private side driveway. Lawned rear gardens. NO UPWARD CHAIN INVOLVED.

**EPC: D**



- EXTENDED THREE BEDROOM END TERRACED HOUSE • Lounge, Dining room, Fitted kitchen • UPVC double glazed

#### INFORMATION

The property has been rented until recently, so benefits from a new gas combi central heating boiler in 2022, Electric Inspection Report dated March 2026 and has yearly gas safety inspections, the last carried out in December 2025.

#### ENTRANCE LOBBY

Side UPVC double glazed entrance door. Staircase leading to the first floor. Door into the bathroom and dining room.

#### DINING ROOM

Open archway into the lounge and open access into the kitchen. Radiator.

#### LOUNGE

Front facing UPVC double glazed window. Tiled fireplace with tiled inset and hearth to an electric fire. Radiator. Door into a large useful walk-in cupboard.

#### WALK-IN CUPBOARD

Front facing UPVC double glazed window. Wall mounted gas combi central heating boiler ((NEW 2022).

#### KITCHEN

Front side and rear facing UPVC double glazed windows and rear UPVC double glazed entrance door. Fitted with a range of base units with laminate worksurfaces incorporating a sink and drainer. Space for electric cooker and space for washing machine. Inset ceiling spotlights.

#### BATHROOM

Side facing UPVC double glazed window. Fitted with a white three piece suite comprising of a panelled bath with mixer tap shower attachment, pedestal wash hand basin and w.c. Tiled walls. Radiator.

#### LANDING

Side facing UPVC double glazed window. Spindle balustrade staircase. Loft access point. Radiator. Door off to all bedrooms.

#### BEDROOM ONE

Measured to back of wardrobes. Two front facing UPVC double glazed windows. Built-in sliding door wardrobes to one wall. Radiator.

#### BEDROOM TWO

Rear facing UPVC double glazed window. Radiator.

#### BEDROOM THREE

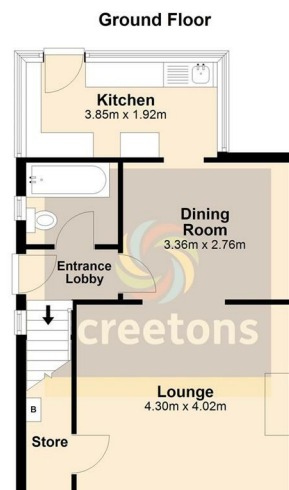
Front and rear facing UPVC double glazed windows. Radiator.

#### OUTSIDE

There is a lawned front garden set behind a stone block wall with wrought iron gates leading onto the side driveway providing ample parking for several vehicles and leading into the rear.

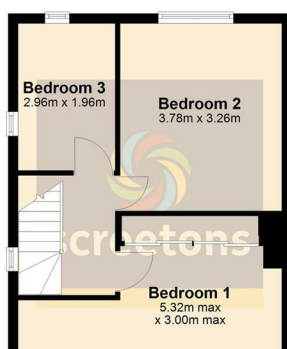
The rear garden is a good size with lawn and timber panelled fencing.

#### NO UPWARD CHAIN INVOLVED

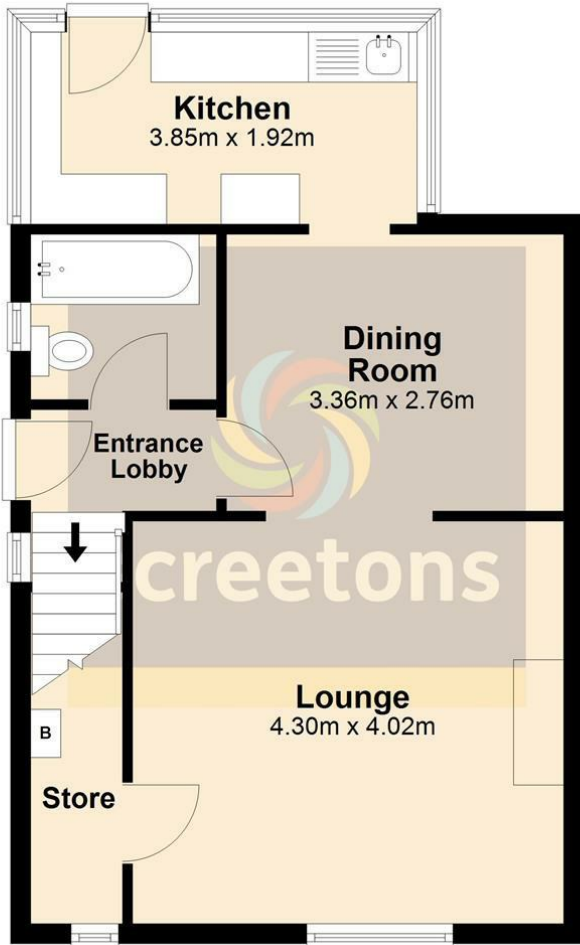


- Gas central heating (NEW boiler 2022)
- Side driveway
- Front and rear gardens
- Perfect First Time Buy
- NO UPWARD CHAIN INVOLVED
- Extending to approx. 80.9 sq.m/870 sq.ft

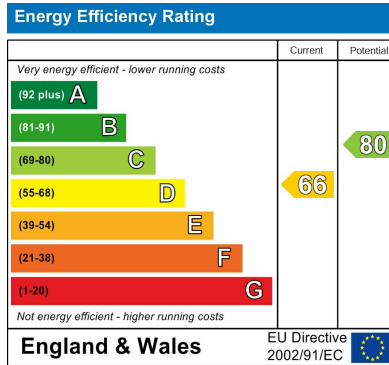
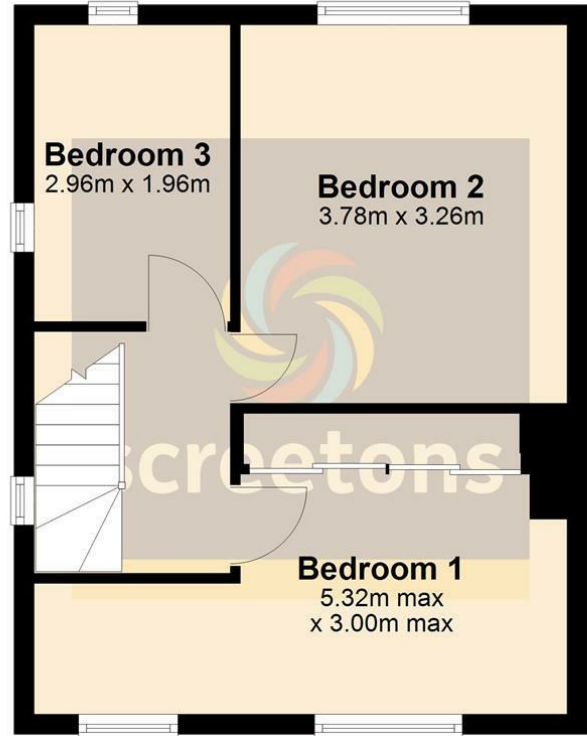
First Floor



## Ground Floor



## First Floor



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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