



Grange Street
Alferton



Property Description

Situated in a popular location on the outskirts of the town centre is this well maintained and presented semi detached home of which viewing is recommended. The accommodation to the ground floor has Reception Hall with stairs to first floor accommodation and under stairs storage, the Lounge overlooks the front elevation, the dining Kitchen has integrated oven and hob and french style doors to the rear. To the first floor are two double bedrooms and bathroom with four piece suite. Externally, the front of the property has a courtyard with walled frontage, the rear garden is laid to lawn with hedge and wall surround. The property has a gas heating system, double glazed windows and some original features. Viewing is recommended to appreciate the accommodation on offer.

Reception Hall

Having stairs off to first floor accommodation and under stair cupboard housing the gas heating boiler.

Dining Kitchen

12' 3" narrowing to 8' 9" x 16' 7" (3.73m narrowing to 2.67m x 5.05m)

Fitted with a range of wall and base units having complementary work surfaces over incorporating a single drainer sink unit with mixer tap. Integrated four ring electric hob and oven with stainless steel extractor hood over. Complementary tiled splashbacks, double glazed window and french style doors to the rear.

Lounge

11' 10" x 11' 8" (3.61m x 3.56m)

This light and spacious Lounge has radiator, ceiling coving, picture rail and double glazed window to the front elevation.

Landing

This larger than average landing has double glazed windows to the front and side elevations.

Bedroom One

11' 11" x 10' 6" (3.63m x 3.20m)

Double glazed bow window to the front elevation, radiator and decorative cast iron fire grate.

Bedroom Two

9' 11" x 12' 3" (3.02m x 3.73m)

Double glazed window to the rear elevation, radiator and decorative cast iron fire grate.

Bathroom

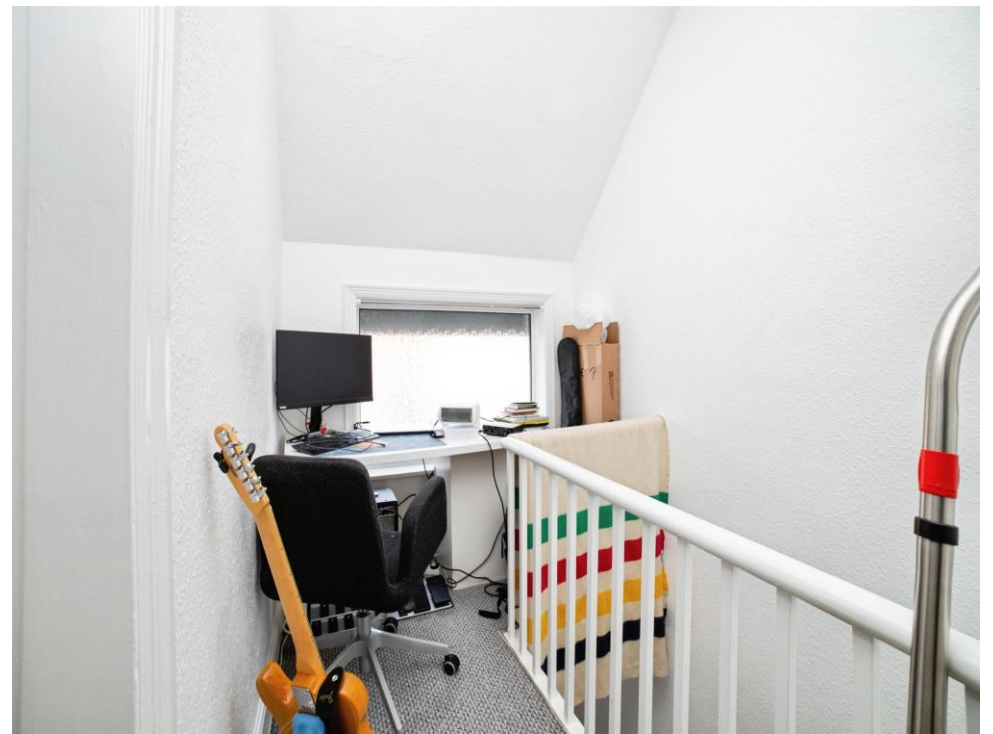
Being a particular feature of this home having a four piece suite comprising of bath, shower cubicle, pedestal wash hand basin and low flush wc. Half tile splashbacks, heated towel rail and double glazed window to the rear.

Outside

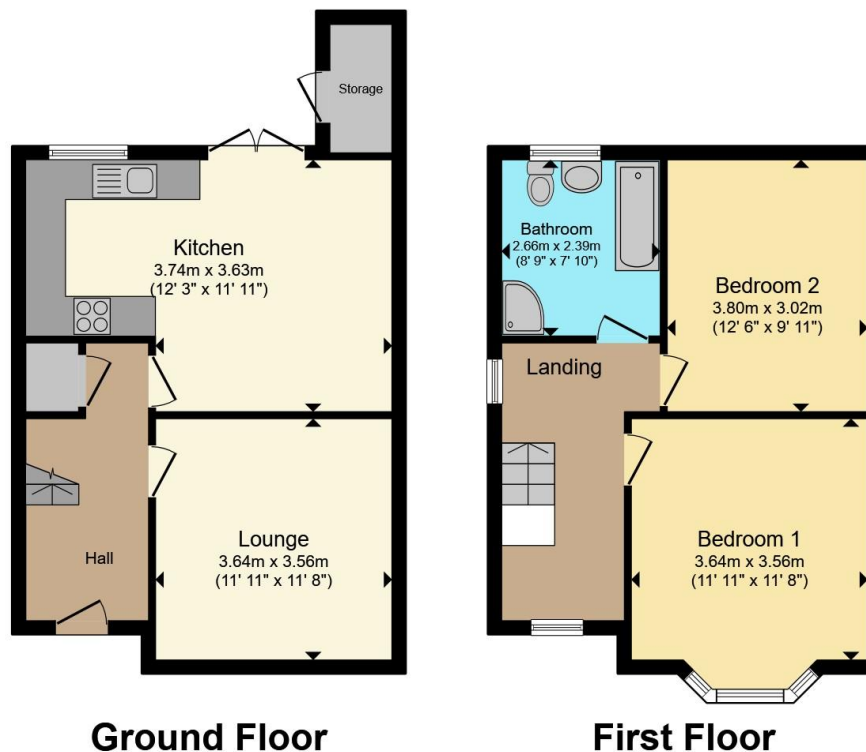
Externally, the front of the property has walled

frontage with a court yard area. The rear garden is laid to lawn with patio, two outbuildings providing storage space and has hedge surround.









Total floor area 83.4 m² (898 sq.ft.) approx

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To view this property please contact Hall & Benson on

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EPC Rating: G Council Tax
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Tenure: Freehold



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Property Ref: ALF103592 - 0003