

68 Grange Way
Bowburn
Durham
DH6 5PN



TOAST
ESTATES

68 Grange Way

£265,000

Entrance Hall

Via a composite door, radiator, stairs to 1st floor

Living Room

Double glazed window to front, radiator, wood effect flooring.

Kitchen/Diner

Double glazed French doors and double glazed window to rear. Range of base, wall and drawer units with complementing heat resistant worksurfaces incorporating a 1 1/2 bowl stainless steel sink unit, 4 ring gas hob with electric oven below and filter hood above, integrated under bench fridge and freezer, tiled splashbacks, wood effect flooring, pantry cupboard

Utility

Door to side, workbench with cupboard and plumbing for washing machine

Cloakroom/WC

Double glazed window, low level WC, bracket wash basin, radiator

Landing

Built in cupboard, access to boarded loft space, doors to:

Bedroom One

Double glazed window to front, overstairs cupboard, built-in wardrobes with sliding doors, radiator

En-suite

Double glazed window to side, low level WC, pedestal wash hand basin, shower cubicle, tiled floor, radiator

Bedroom Two

Double glazed window to front, radiator

Bedroom Three

Double glazed window to rear, radiator

Bedroom Four

Double glazed window to rear, radiator

Bathroom

Double glazed window to rear. White suite comprising of a low level WC, pedestal wash hand basin and paneled bath, tiled to bath area, tiled floor, radiator

Integral Garage

Electric roller shutter door with remote fob, power and light

Externally

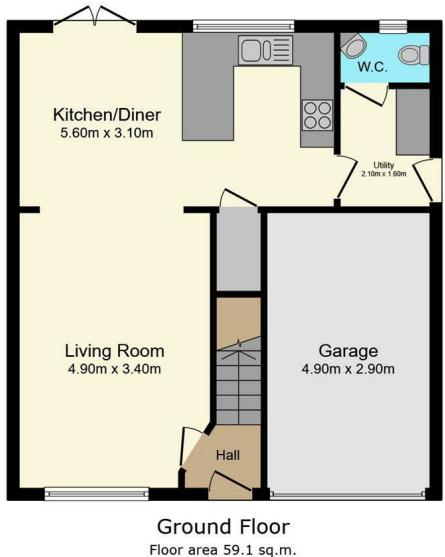
Double width tarmac driveway, with mature shrubbery to edges to the front. The rear garden has a paved patio area, small lawn and a graveled area with sunken fire pit, large expanse of decking with a good sized timber shed



Local Authority
Durham County Council

Council Tax Band
D

Directions



Total floor area: 112.8 sq.m.

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed; they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



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



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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