



27 Grebe Avenue, Scotton, DL9 3NU  
Offers over £135,000



**HALL**

With a UPVC double glazed entrance door, cloaks cupboard, walk through to the kitchen and a glazed panelled door leading into the lounge.

**KITCHEN 2.76 x 2.68 (9'0" x 8'9")**

Fitted with a range of wall, base and drawer units with worktops, stainless steel sink unit with a mixer tap over, tiled splash back, gas and electric cooker points, plumbing for a washing machine, plumbing for a dishwasher, UPVC double glazed window to the side and a UPVC double glazed door leading out to the side of the property.

**LOUNGE 5.23 x 3.0 (17'1" x 9'10")**

Having a UPVC double glazed window to the front, ceiling beams, four wall lights, brick fire surround and electric fire. A panelled glazed door leads into the inner hallway.

**INNER HALLWAY**

With an airing cupboard housing the hot water tank. Doors lead into the bedrooms and the wet room.

**BEDROOM 1 3.65 x 3.0 (11'11" x 9'10")**

A double bedroom with a UPVC double glazed window to the rear.

**BEDROOM 2 2.71 x 2.47 (8'10" x 8'1")**

A double bedroom with a UPVC double glazed window to the rear.

**WET ROOM 2.37 x 1.49 (7'9" x 4'10")**

Having an electric Mira shower, w.c and a wash hand basin with a vanity storage cupboard beneath, tiled walls and a UPVC double glazed window to the side.

**EXTERNALLY**

The property sits on a generous sized corner plot. To the front of the property there is an enclosed garden. To the side there is a double driveway for off road parking of two vehicles.

The rear garden has a lawn, patio area, mature trees and shrubs and a greenhouse.

**GARAGE**

Detached garage with an up and over door, window to the side, power and lighting.

**NOTES**

\* Freehold

\* Council Tax Band B

\* The property is in need of a new central heating system ( there is gas to the property )

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

| Environmental Impact (CO <sub>2</sub> ) Rating                                                              |         |           |
|-------------------------------------------------------------------------------------------------------------|---------|-----------|
|                                                                                                             | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions                                             |         |           |
| (92 plus) <b>A</b>                                                                                          |         |           |
| (81-91) <b>B</b>                                                                                            |         |           |
| (69-80) <b>C</b>                                                                                            |         |           |
| (55-68) <b>D</b>                                                                                            |         |           |
| (39-54) <b>E</b>                                                                                            |         |           |
| (21-38) <b>F</b>                                                                                            |         |           |
| (1-20) <b>G</b>                                                                                             |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions                                             |         |           |
| EU Directive 2002/91/EC  |         |           |
| England & Wales                                                                                             |         |           |