

9 Grace Gardens, High Farm



Offers over £100,000

Offered with NO ONWARD CHAIN is this semi detached FREEHOLD property nicely situated in a quiet CUL DE SAC occupying a CORNER PLOT. The property benefits from two DOUBLE BEDROOMS, an UPSTAIRS W.C., a generous sized CONSERVATORY, off street parking and a LARGE REAR GARDEN with a patio area. The property also has a MODERN FITTED kitchen and bathroom and would make an IDEAL FIRST PURCHASE. With easy access to LOCAL AMENITIES and TRANSPORT LINKS, viewing is highly recommended. Council tax band A and energy rating D.

To arrange a viewing please call Next2buy on 0191 2953322.

The Property Comprises

Entrance Hallway

Upvc double glazed door leading to entrance hallway, gas central heating radiator, stairs leading to first floor.

Lounge

14'1" x 11'0" (4.30m x 3.36m) Upvc double glazed bay window, gas central heating radiator, gas fire set in surround, under stairs storage cupboard, glazed double doors leading to kitchen,



Kitchen

15'3" x 7'3" (4.65m x 2.20m) Upvc double glazed window, gas central heating radiator, a range of modern fitted wall and floor units with complimenting work surfaces over, sink unit, gas hob with extractor over, electric oven.



Bathroom

6'8" x 5'7" (2.03m x 1.70m) Upvc double glazed window, white three piece suite comprising toilet and wash basin set in vanity unit, bath with shower over, heated towel rail and tiled walls and flooring.



Conservatory

14'1" x 9'1" (4.30m x 2.78m) Upvc double glazed windows and doors leading to rear garden, laminate flooring, gas central heating radiator.



Bedroom 1

12'9" x 9'7" (3.89m x 2.91m) Upvc double glazed window to the front aspect, access to the upstairs w.c and wash hand basin.



Bedroom 2

8'11" x 9'4" (2.73m x 2.84m) Upvc double glazed window to the rear aspect, gas central heating radiator.



External

There is a garden and driveway for off street parking to the front of the property and to the rear a larger than average garden, laid mainly to lawn with a patio area.



