



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) 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		
EU Directive 2002/91/EC		
England & Wales		

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