



Station Road, Greatham, TS25 2EX
2 Bed - House - End Terrace
£125,000

EPC Rating: D
Tenure: Freehold
Council Tax Band: B



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Station Road Greatham, TS25 2EX

*** NO CHAIN INVOLVED *** AVAILABLE IMMEDIATELY *** An impressive two bedroom end terraced property on Station Road in a popular part of Greatham Village. The home offers modern and upgraded accommodation, with a deceptively spacious layout which incorporates two reception rooms and a useful attic room. An ideal purchase for a first time buyer or young couple, with a modern kitchen and bathroom, modern floor coverings, upgraded internal doors, gas central heating (boiler still in guarantee) and uPVC double glazing. The home further benefits from a generous garage and parking. An internal viewing comes highly recommended, with a layout that briefly comprises: entrance vestibule with stairs to the first floor and access to the bay fronted lounge, the separate dining room links to the kitchen which is fitted with white gloss units and includes a built-in double oven and hob. The rear lobby gives access to a useful guest cloakroom/WC. To the first floor are two good size bedrooms, the bay fronted master bedroom benefitting from fitted wardrobes and access to a good size attic room, ideal for use as a hobby room. The bedrooms are served by a modern family bathroom which incorporates a three piece white suite and chrome fittings. Externally is a low maintenance front and side garden, with an enclosed rear courtyard offering the potential for off street parking, whilst leading to the larger than average garage. To the rear of the property is a paved area for useful off road parking. VIEWING RECOMMENDED.











GROUND FLOOR

ENTRANCE VESTIBULE

Accessed via double glazed composite entrance door with uPVC double glazed fanlight above, fitted with modern laminate flooring, stairs to the first floor with fitted carpet, convector radiator, upgraded internal door to lounge.

BAY FRONTED LOUNGE

15'4 x 13'4 (4.67m x 4.06m)
uPVC double glazed bay window to the front aspect, modern laminate flooring, chimney with fire recess and oak mantle above, television point, convector radiator, access to:

REAR RECEPTION ROOM/DINING ROOM

16'5 x 9'8 (5.00m x 2.95m)
A full width reception room offering a variety of uses, with uPVC double glazed French doors to the rear courtyard, archway into the kitchen, useful under stairs storage cupboard, modern laminate flooring, two convector radiators.

KITCHEN

10'4 x 8'5 (3.15m x 2.57m)
Fitted with a modern range of white gloss units with contrasting work surfaces incorporating an inset single drainer sink unit with chrome mixer tap, modern white 'brick' style tiling to splashback, built-in double oven with separate five ring gas hob, recess for washing machine, recess for free standing fridge/freezer, concealed gas central heating boiler, modern laminate flooring, uPVC double glazed window to the side aspect, inset spotlighting to ceiling.

REAR LOBBY

Double glazed composite door to the rear courtyard, modern laminate flooring, modern wall mounted vertical radiator.

GUEST CLOAKROOM/WC

Fitted with a two piece white suite and chrome fittings comprising: inset wash hand basin with mixer tap and white gloss cabinet below, modern white 'brick' style tiling to splashback, close coupled WC, modern vertical radiator, uPVC double glazed window to the rear aspect.

FIRST FLOOR

LANDING

Fitted carpet, upgraded internal doors to each room.

BEDROOM ONE

14'2 x 13'4 (4.32m x 4.06m)
A good sized master bedroom with uPVC double glazed bay window to the front aspect, built-in wardrobes with overhead storage space, fitted carpet, convector radiator, access to:

ATTIC ROOM

15'2 x 11'3 (4.62m x 3.43m)
Offering a variety of uses, making an ideal home office/hobby room, with double glazed 'Velux' style window to the front aspect, eaves storage, fitted carpet, convector radiator.

BEDROOM TWO

11'7 x 8'5 (3.53m x 2.57m)
uPVC double glazed window to the rear aspect, fitted carpet, convector radiator.

BATHROOM/WC

8' x 7'5 (2.44m x 2.26m)
Fitted with a modern three piece white suite and chrome fittings comprising: panelled bath with chrome mixer tap and shower over, protective glass shower screen, inset wash hand basin with chrome mixer tap and vanity unit below, close coupled WC, attractive tiling to splashback, modern laminate flooring, uPVC double glazed window to the rear aspect, convector radiator.

EXTERNALLY

The property occupies a pleasant corner position, with a lawned front garden, paved walkway and fenced boundary. A gate leads through to the enclosed side garden which is predominantly lawned, with a paved walkway leading through to the rear courtyard. The rear courtyard offers further potential for additional off street parking, whilst being currently enclosed by a fenced boundary with gated access. A paved area to the rear of the property allows useful off road parking.

LARGER THAN AVERAGE GARAGE

20'11 x 9'5 (6.38m x 2.87m)
Accessed via a remote controlled roller shutter door to the rear, useful overhead storage space, uPVC double glazed window to the front aspect.

NB

Floorplans and title plans are for illustrative purposes only. All measurements, walls, doors, window fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.





Station Road, Greatham Village

Approximate Gross Internal Area
1293 sq ft - 120 sq m



Not to Scale. Produced by The Plan Portal 2023
For Illustrative Purposes Only.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			79
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

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