



**\*\* NO ONWARD CHAIN \*\*\* REAR GARDEN \*\*\* POPULAR EASTBOURNE AREA \*\***

**\*\* GROUND FLOOR CLOAKROOM \*\*\* GOOD TRANSPORT LINKS \*\***

We have pleasure in bringing this three bedroom end terraced property to the market. The property, which benefits from having uPVC double glazing, gas central heating and lies within a short walk of local amenities and only a short drive to the town centre. The A1(M), A66 and railway station are also within easy reach.

The property, in our opinion, would suit a first time buyer, small family or would make an ideal investment opportunity. We advise early viewings to avoid disappointment.

#### GROUND FLOOR

Hallway with convenient cloakroom comprising of a w.c., wash hand basin and wall mounted boiler. The well proportioned kitchen/diner has a tiled floor and features a range of wall and base units, integrated appliances including electric oven, gas hob and extractor. There is also space for a fridge freezer, washing machine, dishwasher and ample space for a dining table and chairs. The light and bright lounge has an under stairs storage cupboard and features French doors opening onto the garden.

#### FIRST FLOOR

The landing area has loft access leading to two double bedrooms, a single bedroom and bathroom. A cupboard in the master bedroom houses the hot water cylinder. The modern shower room which is fully tiled has spotlights to the ceiling and comprises of a large shower cubicle, wash hand basin with storage, w.c. and a heated towel rail.

#### EXTERNALLY

A large drive to the front aspect allows parking for two vehicles. The enclosed fenced rear garden benefits from having gated side access and features a patio, lawn and storage shed.

**Grangemoor Close, Darlington, DL1 4UW**  
**3 Bed - House - End Terrace**  
**£100,000**

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**HALLWAY**

**GROUND FLOOR W.C.**

**KITCHEN/DINER**

11'6x13'6 narrows to 5'6 (3.51mx4.11m narrows to 1.68m)

**LOUNGE**

14'7x11'4 (4.45mx3.45m)

**FIRST FLOOR LANDING**

**BEDROOM**

14'7x9'7 (4.45mx2.92m)

**BEDROOM**

9'8x8' (2.95mx2.44m)

**BEDROOM**

6'7x6'5 (2.01mx1.96m)

**SHOWER ROOM/W.C.**

**FRONT EXTERNAL**

**REAR GARDEN**



Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



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## Grangemoor Close

Approximate Gross Internal Area  
739 sq ft - 69 sq m



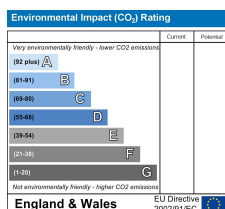
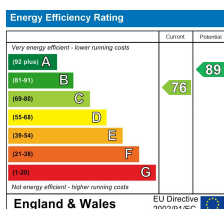
GROUND FLOOR

FIRST FLOOR

### SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2022



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