



69 Grange Avenue | Street | BA16 9PF

FREEHOLD

£339,500

PROPERTY SUMMARY

4  2  1  D 

A recently extended, well presented four bedroom semi-detached family home has come to the market. The property boasts a modern kitchen/diner, living room, four bedrooms and family bathroom. Outside has a large rear garden with the benefit of a garage and rear vehicular access. An early viewing is essential.

Entrance Hall

Stairs rising to first floor. Door leading to inner hallway.

Inner Hallway

Through way into kitchen/diner. Door leading to living room.

Living Room

17'1 x 11'10 (5.21m x 3.61m)

UPVC bay double glazed window to front. Feature fireplace with a multi fuel burner. Shelved recess.

Kitchen/Diner

13'3" x 7'6" (4.04 x 2.29)

A range of wall, drawer and base units with work surface over. One and a half sink with drainer and mixer tap over. American fridge/freezer. Double range style cook master oven with 5 ring induction hob and cooker hood over. Integrated dishwasher. Breakfast bar. Radiator. Spotlights. Wood effect flooring. Two velux windows, UPVC double glazed window to rear.

Dining Area

UPVC double glazed French doors leading to rear garden. Under stairs storage cupboard. Door leading to utility room. Door leading to shower room.

Shower Room

Low level WC, pedestal wash hand basin. Walk in shower. Radiator. Tiling to splash prone areas. Extractor fan. Spot lights. UPVC double glazed obscure window to front.

Utility Room

Space and plumbing for a washing machine. Space for a tumble dryer.

Landing

Doors to bedrooms one, two, three, four and family bathroom. Access to loft hatch. Velux window.



Recently Extended Four Bedroom House

Kitchen/Diner

Living Room

Utility Room

Shower Room

Family Bathroom

Four Bedrooms

Off Road Parking

Detached Garage

Walking Distance To All Amenities



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PROPERTY**

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your mortgage



Bedroom One

16'2 x 9'4 (4.93m x 2.84m)

Radiator. Built in wardrobe. UPVC double glazed window to front.

Bedroom Two

12'0 x 10'8 (3.66m x 3.25m)

Radiator. UPVC double glazed window to rear.

Bedroom Three

9'2 x 7'4 (2.79m x 2.24m)

Radiator. UPVC double glazed window to rear.

Bedroom Four

9'3 x 7'11 (2.82m x 2.41m)

Radiator. UPVC double glazed window to front.

Bathroom

Three piece white suite, low level WC, wash hand basin with storage, panelled bath. Walk in double shower. Tiling to splash prone areas. Spotlights. UPVC double glazed obscured window to rear.

Rear Garden

The good size rear garden comprises patio and seating area for entertaining. Decking area. Astro turf lawn. A gate at the bottom of the garden, providing access to the garage and driveway.

Detached Double Garage

Electric roller door. Power and light. UPVC double glazed door to side. UPVC double glazed window to rear.

Front Of The Property

Brick paved driveway providing off road parking for several vehicles.

Purchasers Note

There is approved planning for a pitched roof garage and carport with a flat roof. Council Ref. No: 2016/1098/HSE

Disclaimer

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GROUND FLOOR



1ST FLOOR



69 GRANGE AVENUE, STREET, BA16 9PF

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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