



Grasmere Crescent | Shiny Row | DH4 7DG

- Three Bedrooms
- Semi Detached House
- Gas Central Heating & Double Glazing
- Extensive Wrap Around Gardens
- Vacant Possession
- Viewing Recommended

For Sale

£135,000

Energy Efficiency Rating



Property Description

Safe and Secure are delighted to welcome to the market this Three Bedroom Semi Detached House in the popular area of Grasmere Crescent, Shiney Row.

The property has been thoughtfully updated to a high standard and benefits from bright, well-proportioned living spaces, a refitted kitchen and bathroom and three well-sized bedrooms.

Externally, the home boasts extensive wrap-around gardens, providing exceptional outdoor space with excellent potential for landscaping, entertaining, family use or future extension potential (subject to relevant permissions).

Situated in a popular residential location with good access to local amenities, schools and transport links, this property offers a fantastic opportunity to acquire a move-in-ready home with generous outside space.

ENTRANCE HALL Double glazed entrance door, radiator and staircase to first floor.

LOUNGE 15' 2" x 12' 6" (4.63m x 3.83m) Double glazed window to front, wall mounted electric fire with feature wooden mantel above, coving to ceiling, ceiling rose and radiator.

BREAKFASTING KITCHEN 7' 11" x 15' 2" (2.42m x 4.63m) Fitted with a range of wall and base units, with coordinating work surfaces over, built in electric oven, electric hob and extractor hood over, integrated microwave, breakfast bar seating area, 1 1/2 bowl sink and drainer unit, walk in storage cupboard, radiator, double glazed window to rear and double glazed door to rear garden.

WC Low Level w.c.

FIRST FLOOR LANDING Double glazed window to side of property, access to roof space.

MASTER BEDROOM 10' 2" x 10' 6" (3.12m x 3.21m) Double glazed window to front and radiator.

BEDROOM TWO 10' 4" x 9' 6" (3.17m x 2.90m) Double glazed window to rear and radiator.

Viewing Arrangements

Strictly by appointment

Contact Details

www.safeandsecureproperties.co.uk
24-25 Westbourne Terrace
Houghton le Spring
DH4 4QT

See full details at: www.safeandsecureproperties.co.uk

EPC Rating

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Floor Plan (if required)

Awaiting
Image

See larger images at: www.safeandsecureproperties.co.uk

Contact Lisa or Debbie on **0191 385 4477**

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.