



Durham Grove,
Clayton

 **OneAgency**

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£215,000

A three bedroom semi-detached bungalow in the popular location of Clayton. The property benefits from off road parking, modern kitchen & bathroom, workshop and low maintenance front and rear gardens. Ideal for someone looking to downsize to a bungalow with local amenities nearby and easy access into Newcastle Town Centre. Viewing is highly advised!





Ground Floor

Hallway

4.31m x 1.34m (14' 2" x 4' 5") Entered through the UPVC side door, two storage cupboards, radiator and carpet flooring.

Lounge/Diner

5.55m x 3.62m (18' 3" x 11' 11") A double glazed window to the front, gas fireplace and surround, radiator and carpet flooring.

Kitchen

2.98m x 2.38m (9' 9" x 7' 10") A modern fitted kitchen with wall and base units with worktops, integral double oven, gas hob with hood over, sink basin with mixer tap, integral fridge, plumbing for a washing machine, double glazed window to the rear, radiator and tiled flooring.

Bedroom One

3.01m x 2.76m (9' 11" x 9' 1") A double glazed window to the front, fitted wardrobe units, radiator and carpet flooring.

Bedroom Two

4.01m x 2.72m (13' 2" x 8' 11") French doors to the conservatory, radiator and carpet flooring.

Conservatory

2.64m x 1.95m (8' 8" x 6' 5") Accessed from bedroom two, double glazed conservatory with french doors to the garden and laminate flooring.

Bedroom Three

3.02m x 1.78m (9' 11" x 5' 10") A double glazed window to the rear, radiator and carpet flooring.

Bathroom

1.98m x 1.92m (6' 6" x 6' 4") A white suite with bath and overhead shower unit, vanity hand wash basin, low level W/C, chrome towel radiator, double glazed window and tiled flooring.

External

Front - A paved driveway providing off road parking for multiple vehicles and low maintainable garden area.

Rear - A paved patio area, steps leading to further garden with fenced borders and shrubs.

Workshop

4.98m x 2.35m (16' 4" x 7' 9") Ideal space for storage and electric power.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 to 100) A		
(81 to 91) B		83
(69 to 80) C		
(55 to 68) D	65	
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
Not energy efficient - higher running costs		
England, Wales & N.Ireland		EU Directive 2002/91/EC



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Every attempt has been made to ensure accuracy, however, all measurements are approximate and for illustrative purposes only. **Not to scale.**

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