



7 Coniston Road Grangefield, TS18 4PX

AVAILABLE AROUND 7 MARCH 2024 - PETS CONSIDERED, SORRY NO SMOKERS

This well presented 3 BEDROOM SEMI-DETACHED property will make an ideal family home. The ground floor accommodation features a lounge with a lovely feature fire, DINING ROOM with patio doors opening to low maintenance lawned garden and a MODERN KITCHEN. Moving through the accommodation and up to the first floor there is a 3 good size bedrooms and a family bathroom. There is UPVC DOUBLE GLAZED windows throughout and GAS CENTRAL HEATING. Externally there is a DRIVEWAY providing off road leading to the single GARAGE.

£800 PCM

7 Coniston Road

Grangefield, TS18 4PX



- 3 BEDROOM SEMI DETACHED
- UPVC DOUBLE GLAZED WINDOWS
- GARAGE
- MODERN KITCHEN
- GAS CENTRAL HEATING
- BOND £650
- TWO RECEPTION ROOMS
- OFF ROAD PARKING

ENTRANCE HALL

LOUNGE

DINING ROOM

12'6" x 11'6" (3.81 x 3.51)

KITCHEN

16'11" x 7'4" > 7'11" (5.16 x 2.24 > 2.41 (5.15 x 2.23 >))

LANDING

BEDROOM ONE

BEDROOM TWO

12'11" x 11'6" (3.94 x 3.51 (3.93 x 3.50))

BEDROOM THREE

6'10" x 7'5" (2.08 x 2.26)

BATHROOM

8'8" x 7'1" (2.64 x 2.16)

EXTERNALLY

ENERGY PERFORMANCE
CERTIFICATE (EPC)



Directions





Floor Plan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

101 High Street, Yarm, TS15 9BB
Tel: 01642 248248 Email: yarm@gowlandwhite.co.uk <https://www.gowlandwhite.co.uk/>

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