



## NEVILLE SQUARE LYNEMOUTH

A spacious three-bedroom end terraced house situated on Neville Square, Lynemouth. The property is offered with double glazing and gas central heating. The accommodation briefly comprises: Entrance hall, lounge, kitchen, conservatory, first floor landing, three bedrooms and bathroom/w.c. Externally there is a good sized front garden and yard to rear with gates for off street parking.

To arrange your viewing contact Ashington on 01670 850850

### ASKING PRICE £ 85,000



Branch phone no: 01670 850850  
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NE63 0XX

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## ACCOMMODATION COMPRISES:

### ENTRANCE

UPVC Entrance Door

### HALLWAY

Stairs to first floor landing, double radiator

### LOUNGE 13'0 (3.96) x 14'0 (4.27)

Double glazed window to front, double radiator, television point, telephone point, double doors to front

### KITCHEN 16'5 (5.00) x 7'11 (2.41)

Double glazed window to rear, range of wall, floor and drawer units with co-ordinating roll edge work surfaces, stainless steel sink and drainer with mixer tap, tiled splash backs, built in electric oven, electric hob with extractor fan above, double radiator, space for fridge/freezer, plumbed for washing machine, laminate flooring, double glazed door to rear

### CONSERVATORY

Dwarf wall, laminate flooring, double doors to rear

### FIRST FLOOR LANDING

Double glazed window to side, loft access

### LOFT

Boarded, pull down ladders, lighting and power

### BEDROOM ONE 10'0 (3.05) X 13'11 (4.24)

Double glazed window to front, single radiator, television point, laminate flooring

### BEDROOM TWO 8'9 (2.67) X 9'11 (3.02)

Double glazed window to rear, single radiator, laminate flooring

### BEDROOM THREE 7'5 (2.26) X 9'8 (2.95)

Double glazed window to front, single radiator, laminate flooring

### BATHROOM/WC

3 piece white panelled bath, shower over electric, pedestal hand basin, low level w/c, double glazed window to rear, spot lights, heated towel rail, cladding to walls and ceiling

### FRONT GARDEN

Laid mainly to lawn, fencing surrounds, block paved

### TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79   C
55-68	D	58   D	
39-54	E		
21-38	F		
1-20	G		

Council Tax Band: A

EPC Rating: D

AS00009448/AF/DS/17/05/2023/V.1

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