



Boland Road | Lynemouth | NE61 5UD

£110,000

Three-bedroom terraced house in the popular village of Lynemouth close to local shops and the local school. The property briefly comprises of an entrance hall, large open plan living, dining and kitchen area, a WC and conservatory downstairs. Upstairs you will find three good sized bedrooms and a bathroom with a roll top bath and separate shower. To the front there is a garden while to the rear a private yard. The property is offered with no onward chain.

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Large Three-bedroom Terrace

**Large Open Plan
accommodation downstairs
Fitted Kitchen**

Conservatory

Downstairs Toilet

Garden to Front

For any more information regarding the property please contact us today

PROPERTY DESCRIPTION:

ENTRANCE: UPVC Part glazed entrance door

ENTRANCE HALLWAY: Stairs to first floor landing, laminate flooring, double glazed front window, single radiator.

DOWNSTAIRS CLOAKS/W.C.: off rear, double glazed window, hand washbasin, low level w.c, radiator,

LOUNGE: 12'2 (3.71) into alcove x 13'7 (4.15)
Double glazed patio doors to conservatory, single radiator, fire surround with electric inset and hearth, television point, coving to ceiling.

DINING ROOM: 18'10 (5.74) x 14'1 (4.29)
Double glazed rear window, double radiator.

KITCHEN: 9'8 (2.95) x 7'1 (2.16)
Double glazed front window, range of wall, floor and drawer units with coordinating roll edge work surfaces, stainless steel sink unit and drainer with taps, tiled splash backs, space for cooker, laminate flooring.

CONSERVATORY: 11'3 (3.43) x 8'9 (2.67)
Dwarf wall, laminate flooring.

FIRST FLOOR LANDING AREA: Loft access

FAMILY BATHROOM: 7'5 (2.26) x 10'5 (3.18)

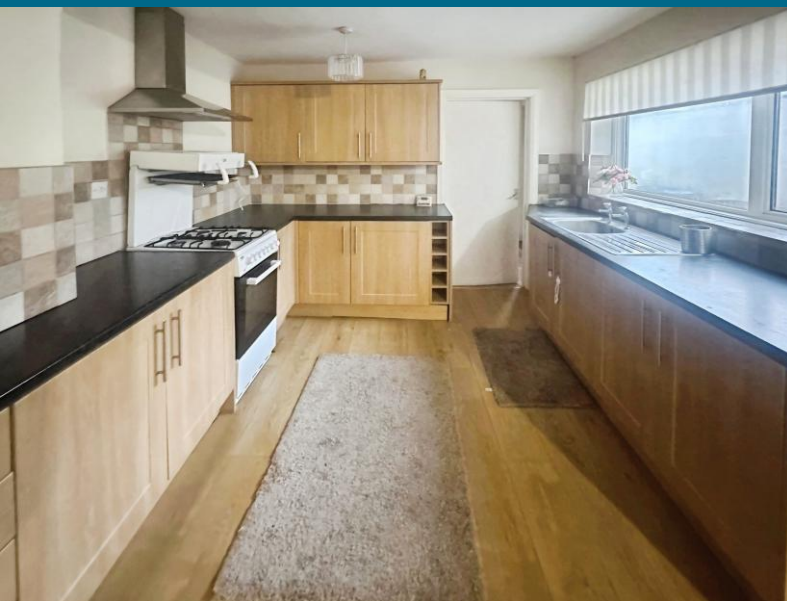
4-piece white suite comprising:
Roll top bath, pedestal wash hand basin, shower cubicle, tiling to shower area, mains shower, low level wc, heated towel rail, double glazed rear window.

BEDROOM ONE: 11'7 (3.53) into alcove x 13'7 (4.15)
Double glazed front window, single radiator.

BEDROOM TWO: 14'2 (4.32) x 11'1 (3.38)
Double glazed rear window, single radiator.

BEDROOM THREE: 7'0 (2.13) x 7'0 (2.13)
Double glazed front window, single radiator.

EXTERNALLY: Front garden: hard standing, laid mainly to lawn.
Yard to rear.



PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: Cable

Mobile Signal Coverage Blackspot: No

Hard standing.

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

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

COUNCIL TAX BAND: A

EPC RATING: TBC

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EPC RATING
TBC

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Money Laundering Regulations - intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

