



Chester Square | Lynemouth | NE61

£83,500

This three-bedroom home offers well-proportioned accommodation, including a spacious lounge with conservatory access and a fitted kitchen. To the first floor are three bedrooms and a family bathroom. Externally, the property benefits from a front plus a very large rear garden laid mainly to lawn.

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A Three-Bedroom Terraced House

Spacious Lounge with Conservatory Access

Fitted Kitchen with Ample Storage Units

Three Well-Proportioned Bedrooms

Bathroom With Shower Unit

Front Yard

Large Rear Garden Laid Mainly to Lawn

For any more information regarding the property please contact us today

PROPERTY DESCRIPTION:

ENTRANCE HALLWAY: Stairs from lounge to first floor landing

LOUNGE: 16'5 (5.00) x 13'6 (4.12) into alcove

Patio doors to conservatory, fire surround, coving to ceiling, radiator

KITCHEN: 17'6 (5.33) x 8'0 (2.44)

Double glazed window, radiator, range of wall, floor and drawer units with coordinating roll edge work surfaces, space for cooker.

CONSERVATORY

FIRST FLOOR LANDING AREA

FAMILY BATHROOM: 8'3 x 2.52 x 7'3 (2.21)

Pedestal wash hand basin, low level wc, shower unit with shower, double glazed window

BEDROOM ONE: 16'0 (4.88) x 9'1 (2.77) front of robes

Double glazed window, fitted wardrobes, radiator

BEDROOM TWO: 13'1 (3.99) x 4'9 (1.45)

Double glazed window, fitted wardrobes, radiator

BEDROOM THREE: 8'10 (2.69) x 7'10 (2.39)

Double glazed window, radiator

EXTERNALLY: Front garden- Yard with up and over garage

Rear Garden: A very large garden laid mainly to lawn.

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PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: None

Mobile Signal Coverage Blackspot: tbc

Parking: Garage- on street parking

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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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.

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.