



Lynwood Avenue Newbiggin

New to the market this three bedroom mid terrace home is situated in Newbiggin by the Sea. With gas central heating and double glazing this makes an ideal family home/investment. Briefly comprising of entrance lobby, lounge with feature fireplace, kitchen/diner and rear porch to the ground floor. To the first floor there are three bedrooms and the family bathroom. Low maintenance garden to the front and yard to the rear with brick built outhouses. Sensibly priced, viewings available, no upper chain. EPC:C



Offers Over £ 45,000

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Newbiggin

ACCOMMODATION COMPRISES:

Double glazed door to:

ENTRANCE LOBBY

Stairs to first floor.

LOUNGE 11' 4" (3.45m) x 14' 1" (4.29m)

Laminate floor, double glazed window to front, alcoves, radiator, feature fireplace with electric fire.

KITCHEN DINER 14' 1" (4.29m) x 11' 3" (3.43m)

Wall and base units, worktops, stainless steel sink, breakfast bar, double radiator, laminate floor, storage cupboard, double glazed window to rear.

REAR LOBBY

Double glazed window to rear, double glazed door to rear.

FIRST FLOOR LANDING

Loft access.

BEDROOM ONE 15' 10" (4.83m) x 9' 4" (2.84m)

Double glazed window to front, radiator, alcoves.

BEDROOM TWO 10' 6" (3.2m) x 6' 11" (2.11m)

Double glazed window to rear, radiator.

BEDROOM THREE 12' 9" (3.89m) x 7' 7" (2.31m) (L shaped)

Double glazed window to front, radiator.

BATHROOM

Low level w.c, pedestal wash hand basin, panelled bath, wall mounted baxi combi boiler, radiator, double glazed window to front, part tiled walls.

EXTERNALLY

Yard to rear with two outhouses.

TENURE

Freehold – not confirmed. It is believed this property is freehold, but we are unable to confirm this as we have no access to the documentation. Should you proceed with the purchase of this property, these details must be verified by your Solicitor.

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