

62 Lancaster Drive, Hadrian Park



Offers over £135,000

This is an IMPRESSIVE two bedroom mid terrace house which is nicely situated on Lancaster Drive on the ever popular Hadrian Park Estate. The FREEHOLD property offers a SUPERB standard of accommodation that has been VERY MUCH IMPROVED by the current owners and benefits from being sold CHAIN FREE.

To the ground floor there is an entrance porch, lounge, MODERN KITCHEN/DINER with a range of built-in appliances, and a spacious SUN ROOM which is open plan to the kitchen. There are two double bedrooms on the first floor, both with BUILT-IN WARDROBES and there is a modern refitted shower room. Externally there is ample space for OFF STREET PARKING to the front, a delightful WESTERLY ASPECT GARDEN to the rear and a DETACHED GARAGE which also has space for off street parking. Altogether a fantastic home. Council tax band A. Energy rating D.

The Property Comprises



Entrance Porch

Double glazed entrance door, laminate flooring, double glazed window, inner door leading into the property.

Lounge

15'11" x 12'4" (4.85 x 3.77) Double glazed window, feature fireplace with living flame effect gas fire, laminate flooring, radiator and stairs leading to the first floor landing.



Kitchen/Diner

12'5" x 8'10" (3.79 x 2.68) Fitted with a modern range of wall and base units with work surfaces over, integrated oven and hob with extractor hood over, integrated fridge/freezer and microwave, sink unit. Tiling to floor, radiator, open plan to sun room.



Additional Image



Sun Room

9'4" x 8'11" (2.84 x 2.73) Base units with work surfaces over and including integrated washer/dryer. Double glazed windows, tiling to floor and double glazed French doors leading out to the rear garden.



Landing

Access to the loft which has pull down ladders, lighting and power points and is boarded for storage.

Bedroom 1

12'4" x 8'9" (3.76 x 2.67) Double glazed window, fitted wardrobes, wood flooring and radiator.



Bedroom 2

12'4" x 8'9" (3.77 x 2.66) Double glazed window, sliding door wardrobes, wood flooring and radiator.



Shower Room

9'4" x 4'10" (2.84 x 1.47) Comprising; shower enclosure, WC with hidden cistern and wall mounted wash hand basin. Tiling to walls and floor, storage cupboard, sun tunnel and ladder style radiator.



External

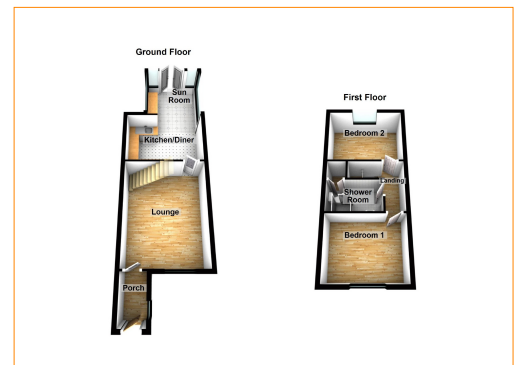
Externally there is block paving to the front of the property providing ample space for off street parking. There is a delightful westerly aspect garden to the rear which is mostly laid to lawn together with patio areas and shed. There is also access to the garage from the garden.



Garage

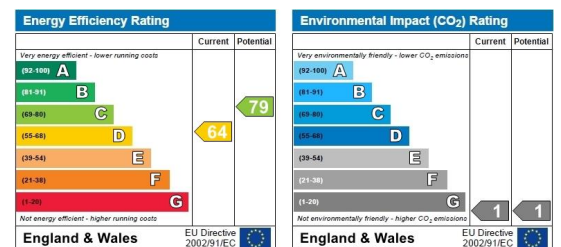
There is a single garage which is situated at the rear of the property with access from the road. The garage has boarded loft space for additional storage, power points and lighting. There is also driveway parking upon its approach.

FLOOR PLANS



These plans are intended as a guide only, they are NOT TO SCALE. They are provided to give an overall impression of room layout and should not be taken as being scaled drawings.

ENERGY EFFICIENCY AND ENVIRONMENTAL IMPACT



VIEWING ARRANGEMENTS

To arrange a viewing, please call 0191 2953322 or e-mail us; info@next2buy.com

Open Hours;
Monday 9am - 6pm
Tuesday 9am - 6pm
Wednesday 9am - 6pm
Thursday 9am - 6pm
Friday 9am - 6pm
Saturday 9am - 4pm

N/B The mention of any appliances and/or services within these particulars does not imply that they are in full and efficient working order.

VIEWING APPOINTMENT

TIME

DAY/DATE

VENDORS NAME (S)

QR CODE

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