

42 Lauderdale Avenue, Kings Estate



Offers over £139,950

We offer for sale this FREEHOLD two bedroom semi-detached house which is situated on the ever popular KINGS ESTATE. The home is presented to a good standard throughout and benefits from having a spacious CONSERVATORY giving plenty of ADDITIONAL LIVING SPACE. In the nearby vicinity there are an excellent range of amenities to be found as well as road links to the A19 and the A1058 Coast Road.

The property would be a great home for the FIRST TIME BUYER and briefly comprises; hallway, lounge, kitchen, conservatory, two bedrooms and a bathroom. Externally there is OFF STREET PARKING FOR TWO CARS and a lovely garden to the rear. Council tax band A. Energy rating C.

The Property Comprises**Hallway**

Double glazed entrance door with window to the side, laminate flooring, radiator and stairs leading to the first floor landing.

Lounge

12'1" x 14'3" (3.68 x 4.34) Double glazed window, laminate flooring, vertical radiator, storage cupboard.

**Kitchen**

15'2" x 6'8" (4.62 x 2.03) Fitted with a range of wall and base units with work surfaces over, integrated oven and hob, single drainer sink unit. Laminate flooring, tiled splashbacks, double glazed window and double glazed French doors leading into the conservatory.



Conservatory

11'10" x 9'6" (3.61 x 2.89) Double glazed windows, laminate flooring with under floor heating, radiator and double glazed French doors leading out to the rear garden.



Landing

Double glazed window, access to bedrooms and bathroom.

Bedroom 1

10'3" x 10'11" min (3.13 x 3.32 min) Double glazed window, built-in sliding door wardrobe, laminate flooring, storage cupboard and radiator.



Bedroom 2

8'10" x 8'5" (2.69 x 2.57) Double glazed window, radiator.

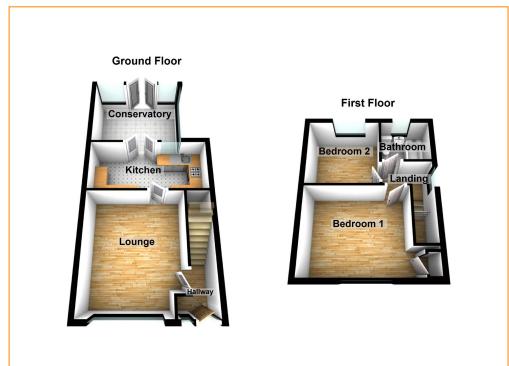


Bathroom

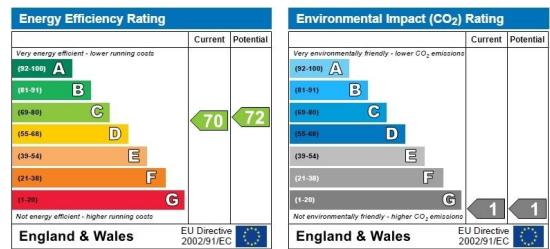
5'11" x 5'3" (1.80 x 1.61) Comprising; bath with shower over, low level WC and wash hand basin. Tiling to walls, double glazed window and radiator.


External

Externally there is decorative paving to the front of the property allowing off street parking for two vehicles. The rear garden is mostly laid to lawn together with decking.


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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