

15 Farndale, Hadrian Lodge West



Price £89,950

NICELY POSITIONED on the sought after HADRIAN LODGE WEST ESTATE is this two bedroom first floor flat which would make a FANTASTIC FIRST TIME BUY. The home is presented to a very good standard throughout, is in excellent decorative order and is READY TO MOVE INTO.

Nearby there are an excellent range of amenities to be found as well as road links to the A1058 Coast Road and the A19. The property briefly comprises; lounge, kitchen, two bedrooms, both with BUILT-IN WARDROBES and a bathroom.

Externally there is a garden to the front and a GARAGE which is situated in a block nearby. The flat has a long lease, 189 years from 1976 and NO GROUND RENT. Council tax band A. Energy rating C.

The Property Comprises

Entrance

Entrance door, stairs to the first floor landing area with double glazed window and door leading into the lounge.

Lounge

15'11" x 12'5" (4.84 x 3.79) Double glazed window, radiators and storage cupboard.



Kitchen

8'10" x 6'8" (2.68 x 2.02) Fitted with a range of wall and base units with work surfaces over, integrated oven and hob with extractor hood over, single drainer sink unit. Double glazed window.



Bedroom 1

12'7" x 9'10" (3.84 x 3.00) Double glazed window, built-in wardrobe, radiator.



Bedroom 2

9'10" x 7'3" (3.00 x 2.20) Double glazed window, built-in wardrobe, radiator.



Bathroom

6'6" x 6'4" (1.99 x 1.94) Comprising; bath with shower over, low level WC and wash hand basin. Tiling to walls and floor, double glazed window.

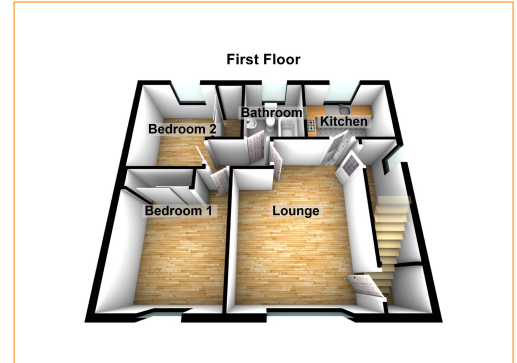


External

Externally there is a garden to the front which is laid to lawn. There is a single garage which is situated in a block at the rear of the property.

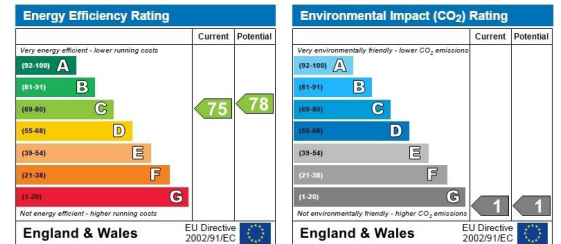


FLOOR PLANS



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.

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