

## 78 Canterbury Avenue, Hadrian Park



**Price £134,950**

NICELY POSITIONED on a pedestrianised street is this three bedroom mid link house. The home is situated on the ever popular Hadrian Park Estate and is in a GREAT LOCATION with a lovely open grassed area to the side.

The property is in good decorative order throughout and has a MODERN KITCHEN/ DINER as well as a REFITTED BATHROOM. Conveniently placed for access to the A1058 Coast Road as well as the A19, the SILVERLINK RETAIL PARK, schools and leisure facilities are all within close proximity.

Briefly the home comprises; entrance porch, lounge, kitchen/diner, three bedrooms and a bathroom. Externally there are gardens to both the front and rear together with a single GARAGE which is situated directly behind the property. 999 year lease from 1964. council tax band B. Energy rating C.

### The Property Comprises

#### Porch

Double glazed entrance door, double glazed window, inner door leading into the lounge.

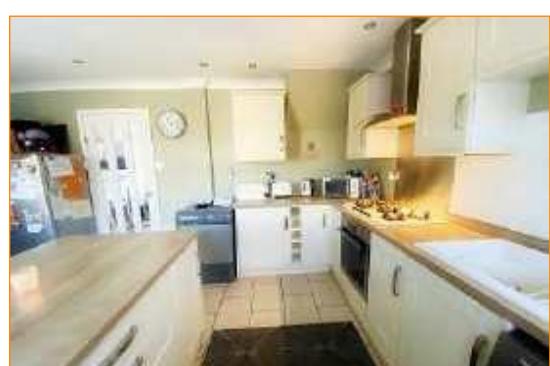
#### Lounge

15'9" x 13'3" (4.81 x 4.04) Double glazed window, feature fire-place with electric fire, laminate flooring, radiator and stairs leading to the first floor landing



#### Kitchen/Diner

15'10" x 10'10" (4.83 x 3.30) Fitted with a modern range of wall and base units with work surfaces over, integrated oven and hob with extractor hood over, single drainer sink unit. Double glazed windows, radiator and double glazed external door leading to the rear garden.



**Dining Area**



**Landing**

Cupboard housing to boiler, access to the loft.

**Bedroom 1**

12'3" x 8'10" (3.73 x 2.70) Double glazed window, radiator.



**Bedroom 2**

9'0" x 9'9" to robe (2.75 x 2.98 to robe) Double glazed window, built-in wardrobe, radiator.



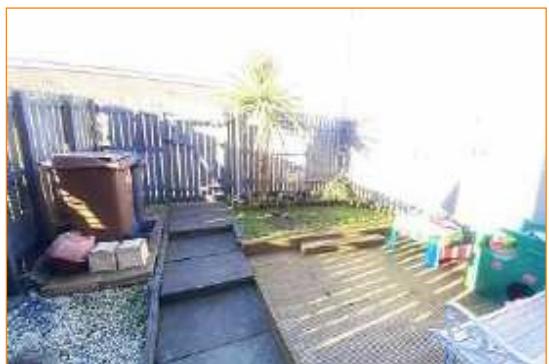
**Bedroom 3**

7'8" x 6'9" (2.33 x 2.05) Double glazed window, cupboard with hanging rail, radiator.



**Bathroom**

6'8" x 6'7" (2.04 x 2.00) Comprising; bath with shower over, low level WC and wash hand basin. Part tiled walls, ladder style radiator and double glazed window.



### External

Externally there is a lawned garden to the front and a rear garden which has decking and paving. There is also a rear access gate which leads to a single garage.

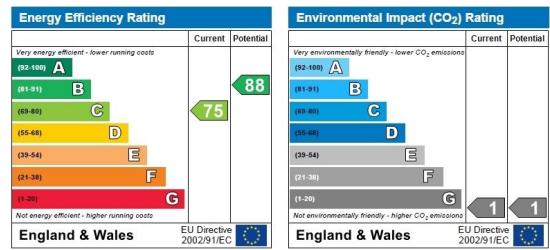


### FLOOR PLANS



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

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