



Aldeburgh Avenue, Lemington Rise

- Semi detached house
- Two bedrooms
- Modern fitted kitchen/diner
- Bathroom/w.c
- Single garage

£165,000



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Aldeburgh Avenue,

Lemington Rise, NE15 8TA

This immaculate semi-detached property is located on Aldeburgh Avenue in Lemington Rise. Internally the accommodation briefly comprises an entrance hall leading to lounge and newly modern fitted kitchen with integrated appliances, open to dining area with patio doors into the rear garden. The first floor offers two bedrooms and a bathroom/w.c. Externally there are front and rear gardens. The front offers gravel area and block paved drive providing parking and leading to the single garage. Enclosed lawn garden to the rear with paved seating area. Rook Matthews Sayer would highly recommend an internal viewing to appreciate the accommodation and location on offer.

Entrance Porch
Laminate flooring and door to:-

Lounge 13' 10" Max x 11' 8" Including stairs (4.21m x 3.55m)
Double glazed window bow window to the front, two central heating radiators, laminate flooring, television point and stairs up to the first floor.

Kitchen 12' 7" Max x 7' 10" Plus door recess (3.83m x 2.39m)
Modern fitted with a range of wall and base units with work surfaces over and upstands, 1 ½ bowl sink with mixer tap and drainer, integrated appliances including electric hob with extractor hood over, oven, microwave, dishwasher, fridge and freezer, laminate flooring, central heating radiator, double glazed window and patio doors leading to the rear garden.

Landing

Bedroom One 11' 8" Max x 8' 5" Max (3.55m x 2.56m)
Double glazed window to the rear and a central heating radiator.

Bedroom Two 8' 5" Plus built in storage cupboard x 6' 6" (2.56m x 1.98m)
Double glazed window to the front, central heating radiator, fitted wardrobes and loft access.

Bathroom/w.c
Fitted with a three piece white coloured bathroom suite comprising close couple w.c, vanity wash hand basin, panel bath with shower over and screen, chrome heated towel rail and a double glazed window.

Externally

Front Garden
Gravel area and block paved drive leading to the single garage.

Rear Garden
Enclosed lawn garden with paved seating area and planted borders.

Garage 13' 10" Max x 9' 1" Max (4.21m x 2.77m)
Door width 7' 5" (2.26m)
Electric roller door, plumbing for an automatic washing machine, central heating boiler, power, and lighting.

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains Gas
Broadband: Fibre
Mobile Signal Coverage Blackspot: No
Parking: Driveway and garage

MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: B
EPC RATING: D

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

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