



Eden Terrace Lynemouth

- Mid Terraced House
- Two Bedrooms
- Double Glazed
- Garden to Front
- Freehold
- Council Tax Band: A

Auction Guide Price **£ 38,500**

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SAYER

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PROPERTY DESCRIPTION

ENTRANCE LOBBY

UPVC door, stairs to first floor

LOUNGE 14'4 (4.37) X 16'0 (4.88)

Double glazed window to front, feature fireplace with gas fire, double radiator, television point, storage cupboard

KITCHEN 13'1 (3.99) x 7'9 (2.36)

Two double glazed window to rear, double radiator, range of wall, floor and drawer units with co-ordinating edge work surfaces, circular sink unit, electric hob with extractor fan

BATHROOM/WC

White panelled bath with mains shower over, pedestal wash hand basin, double glazed window to rear, part tiling to walls

WC

Low level w/c, loft access

FIRST FLOOR LANDING

Double glazed window to rear

BEDROOM ONE 16'1 (4.9) x 9'2 (2.79)

Double glazed window to front, double radiator, airing cupboard

BEDROOM TWO 9'3 (2.82) x 12'7 (3.84)

Double glazed window to front, single radiator

EXTERNALLY

Long garden to the front with lawn, fence. Yard to rear with two outhouses, storage shed, external light

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX BAND: A

EPC RATING: C

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