



St Aidan's Church

Lynemouth

- Three Bedroom Mid Terrace
- Fully Renovated
- Electric Heating
- Council Tax Band: A
- EPC Rating: C
- Freehold

£ 150,000

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ROOK
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SAYER

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St Aidans Church Lynemouth

PROPERTY DESCRIPTION

ENTRANCE

UPVC double glazed entrance door.

GROUND FLOOR CLOAKS/W.C

Low level w.c, pedestal wash hand basin, extractor fan, single radiator, cladding to walls, lino to floor.

LOUNGE 12'3 (3.73) x 12'9 (3.89)

Double glazed window to front, single radiator, TV point, telephone point, spotlights.

STUDY 11'1 (3.38) x 12'5 (3.78)

Double glazed window to front, single radiator.

KITCHEN 14'3 (4.34) x 19'1 (5.82)

Double glazed window to rear, tow double radiators, range of wall, floor and drawer units with co-ordinating roll edge work surfaces, stainless steel sink and drainer unit with mixer tap, built in electric fan assisted oven, electric hob with extractor above, integrated fridge freezer, lino to floor, spotlights, double glazed door to rear.

UTILITY ROOM

Plumbed for washing machine, lino to floor.

BEDROOM ONE 12'7 (3.84) x 12'1 (3.68)

Skylight to front, single radiator, TV point.

EN-SUITE

Low level w.c, pedestal wash hand basin, cladding to walls and ceiling, extractor fan, shower cubicle with mains shower, lino to floor.

BEDROOM TWO 12'3 (3.73) x 12'3 (3.73) x 12'5 (3.78)

Double glazed window to front, single radiator, spotlights.

BEDROOM THREE 18'0 (5.49) x 14'3 (4.34)

Double glazed window to rear, single radiator, spotlights.

BATHROOM

Panelled bath, wash hand basin in vanity unit, low level w.c, spotlights, heated towel rail, cladding to walls, extractor fan.

EXTERNALLY

Garden to front mainly laid to lawn, fencing, garden to rear.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Electric

Broadband: ADSL Modem

Mobile Signal Coverage Blackspot: No

Parking: Allocated parking space, communal parking.

TENURE

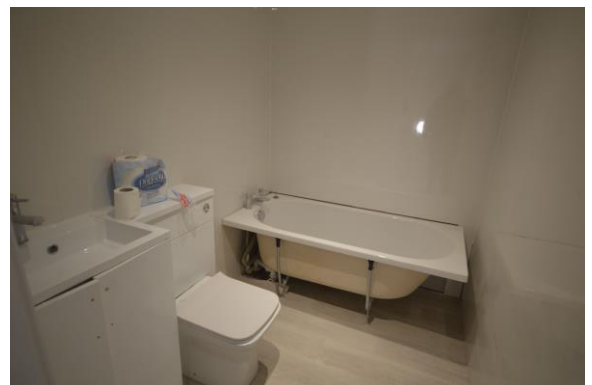
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	62 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX BAND: A

EPC RATING: C

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