





**FANTASTIC THREE BEDROOM
MID TERRACED HOUSE WITH
NEW KITCHEN/BATHROOM
FITTINGS AND PROVIDES A
SPACIOUS FAMILY HOME.**

**Positioned on Lloyds Terrace in
DN7, an early inspection of this
property is recommended as it is
sure to be a popular one with first
time buyers and investors. A recent
renovation of the house now
provides buyers with a lovely finish
throughout, new carpets and
modern presentation. The property
in brief comprises of entrance
hallway, lounge, kitchen, lean to
utility room including WC, stairs to
the first floor landing, three lovely
bedrooms, bathroom, paved off
street parking on the front and a
fence enclosed rear garden.**

AVAILABLE WITH NO CHAIN.

ENTRANCE HALL

10' 7" x 4' 6" (3.25m x 1.38m) The property is accessed via the front facing double glazed frosted door to the entrance hallway, front facing double glazed window, radiator, storage cupboard beneath the stairs, open access to the kitchen, door to the lounge, spotlights and stairs to the first floor.

LOUNGE

11' 4" x 17' 8" (3.46m max x 5.40m max) Beautiful reception room with front facing double glazed window, two radiators, spotlights and laminate flooring.

KITCHEN

9' 0" x 12' 7" (2.75m x 3.86m) Beautiful kitchen with a range of fitted cabinetry at both eye and base level, work surfaces incorporating a single bowl sink with drainer, four ring electric hob with extractor fan above, electric single oven, partially tiled walls, integrated fridge/freezer, tiled flooring, spotlights, storage cupboard, rear facing double glazed frosted door and rear facing double glazed window.

REAR LEAN TO SPACE

21' 4" x 8' 2" (6.52m x 2.51m) An undecorated room with WC, storage cupboard, rear facing double glazed windows, rear facing double glazed door to the garden, power points and radiator.

STAIRS

Leading from the entrance hallway to the first floor landing.

LANDING

2' 7" x 10' 8" (0.79m x 3.26m) Providing access to all bedrooms and bathroom.



BEDROOM

12' 11" x 9' 4" (3.96m max x 2.85m max) Lovely double bedroom with rear facing double glazed window and a radiator.

BEDROOM

9' 7" x 9' 6" (2.93m x 2.91m) Further spacious bedroom with rear facing double glazed window and a radiator.







BEDROOM

9' 9" x 7' 11" (2.99m x 2.43m) Third bedroom is also a great size and offers plenty of room for a single bed with front facing double glazed window and a radiator.

BATHROOM

7' 5" x 4' 9" (2.27m x 1.45m) Nicely presented bathroom with bath, low flush WC, wash hand basin, heated towel radiator, tiled flooring, storage cupboard, extractor fan and front facing double glazed frosted window.



FRONT GARDEN/PARKING

A paved area currently utilised for off street parking.

REAR GARDEN

Fence enclosed rear garden with lawn and concrete area.

NOTES

FREEHOLD PROPERTY

COUNCIL TAX BAND: A

HEATING SYSTEM: GAS FIRED CENTRAL HEATING

LAST SERVICE: 2025

WINDOWS & DOORS NEWLY FITTED IN 2025

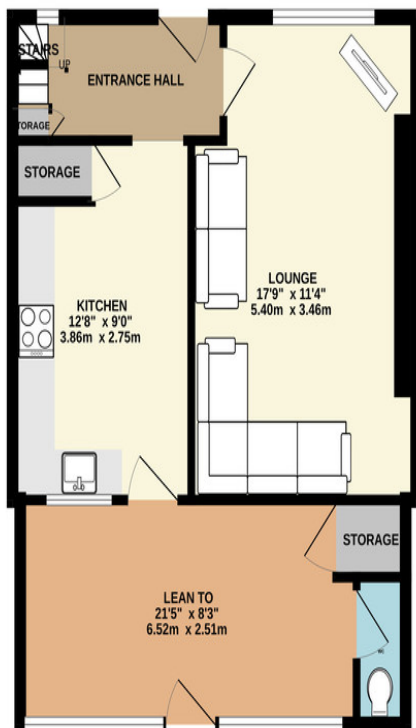
SERVICES: MAINS

EPC: TBC

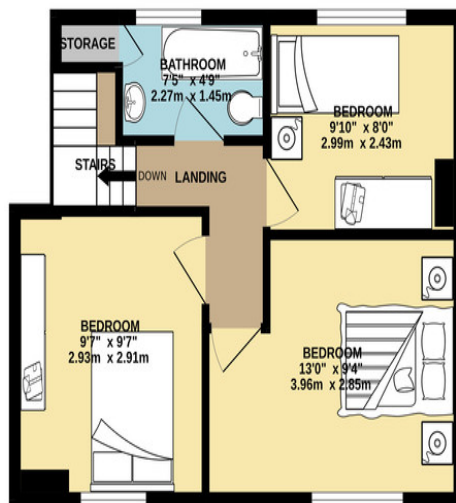
****SECTION OF GARDEN TO THE REAR IS NOT INCLUDED WITHIN THE SALE****



GROUND FLOOR
513 sq.ft. (47.6 sq.m.) approx.



1ST FLOOR
378 sq.ft. (35.2 sq.m.) approx.



TOTAL FLOOR AREA: 891 sq.ft. (82.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

