

**Aldreds**  
Estate Agents

63 Toning Street

North Lowestoft, Lowestoft, NR32 2AN

£117,995



## 63 Toning Street

North Lowestoft, Lowestoft,

Aldreds are pleased to offer this 3 storey townhouse situated in Central Lowestoft within walking distance of all local amenities and Lowestoft Beaches. This superb family home offers generous living accommodation over three floors including a spacious lounge/diner and 3 separate bedrooms. The property would benefit from re-decoration and offers outstanding value for money.

### Lounge/Diner

11'11" x 24'4" (3.63 x 7.42)

Laminate Flooring, Coved Ceiling, Upvc Window, Brick Fireplace, Power points, T.V Point, Radiator, Stairs off to the First Floor.

### Kitchen

13'7" x 5'3" (4.14 x 1.60)

Ceramic Tiled Flooring. Range of Fitted Kitchen Units, Extended Work Surfaces, Stainless steel sink with single drainer, Tiled Splash backs, Recess for white goods including cupboard for washing machine, Wall mounted combination boiler, Power Points.

### Ground Floor Toilet

Ceramic tiled flooring & Low level W.C.

### Central Landing

Fitted carpet, 3 Separate bedrooms leading off with galleried staircase off to the 2nd floor.

### Bedroom 1

12'11" x 11'10" (3.94 x 3.61)

Fitted carpet, Upvc window, Power Points, Radiator.

### Bedroom 2

7'4" x 12'4" (2.24 x 3.76)

Fitted carpet, Radiator, Upvc window, Power Points, Door to:-





### Family Bathroom

12'9" x 5'7" (3.89 x 1.70)

Ceramic tiled flooring, Bathroom suite comprising of a panel bath, Low level W.C, Pedestal sink, Separate fully tiled shower cubicle, Upvc Window, Radiator, Tiled Splash backs.

### Bedroom 3

8'6" x 14'1" (2.59 x 4.29 (2.58 x 4.28 Max))

Fitted carpet, Radiator, Power Points, Upvc Window.

### Outside

Outside to the the front there is an enclosed front garden with a footpath to front door. Outside to the rear there is a enclosed courtyard garden laid to patio stone. Providing ample space for outside dining furniture enclosed by modern high fencing with pedestrian rear access.

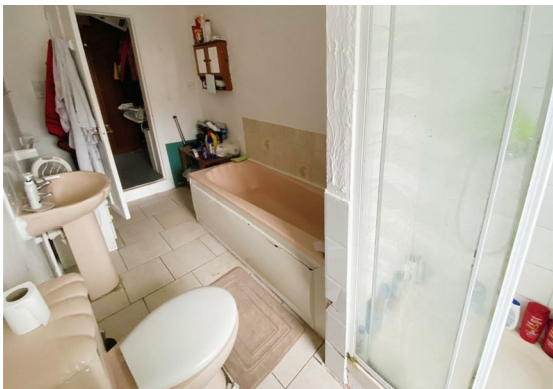
### Services

Freehold

Council Tax Band A

Mains Water And Drainage

Mains Electricity And Gas



## Floor Plan



## Area Map



## Viewing

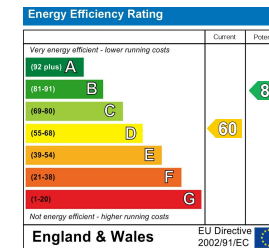
Please contact our Aldreds Lowestoft Office on 01502 565432 if you wish to arrange a viewing appointment for this property or require further information.

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## Energy Efficiency Graph



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