



1 Cypress Road, Eighton Banks, NE9 7XE

Offers Over £165,000

*** HOUSE WITH BUILDING PLOT - Planning permission to build a detached residence in the side garden.*** ALL PLANS CAN BE SEEN.

Welcome to Cypress Road, nestled in the enchanting semi-rural location of Eighton Banks. This charming two-bedroom home is a perfect haven for first-time buyers or those seeking a tranquil retreat yet still have access to many local amenities.

Upon entering, you'll be greeted by an entrance lobby, which leads into a cozy lounge, the adjacent kitchen/breakfasting room offers a delightful space and overlooks the rear garden. Ascending to the upper level, you'll discover two generously proportioned bedrooms. The modern bathroom/wc exudes contemporary elegance. The master bedroom features a lovely view overlooking the front aspect. Step outside and be captivated by the well-maintained gardens, both at the front and rear of the property.

Practical features such as double glazing and gas central heating ensure comfort and energy efficiency throughout the year, making this house a truly cosy and inviting home. Located in Eighton Banks, this property combines the best of both worlds: the peaceful ambiance of a semi-rural setting and the convenience of nearby amenities and transport links. Whether you're a first-time buyer or someone seeking to downsize, this delightful residence offers an ideal opportunity to embrace a semi-rural lifestyle without compromising on modern comforts. Viewings are highly recommended to fully appreciate the beauty and potential this home has to offer. FREEHOLD - COUNCIL TAX BAND A

ENTRANCE LOBBY

LOUNGE

13'5" x 11'1" (4.11 x 3.39)



KITCHEN / BREAKFASTING ROOM

14'6" x 7'10" (4.42 x 2.40)



FIRST FLOOR LANDING

BEDROOM ONE

14'8" x 12'4" (4.49 x 3.76)



VIEW FROM MASTER BEDROOM ONE



BEDROOM TWO

9'3" x 8'3" (2.84 x 2.54)



BATHROOM/WC

6'3" x 5'11" (1.91 x 1.81)



EXTERNAL



SIDE GARDEN / LAND

PLANNING PERMISSION HAS BEEN GRANTED FOR A DETACHED RESIDENCE WITHIN THE SIDE GARDEN....

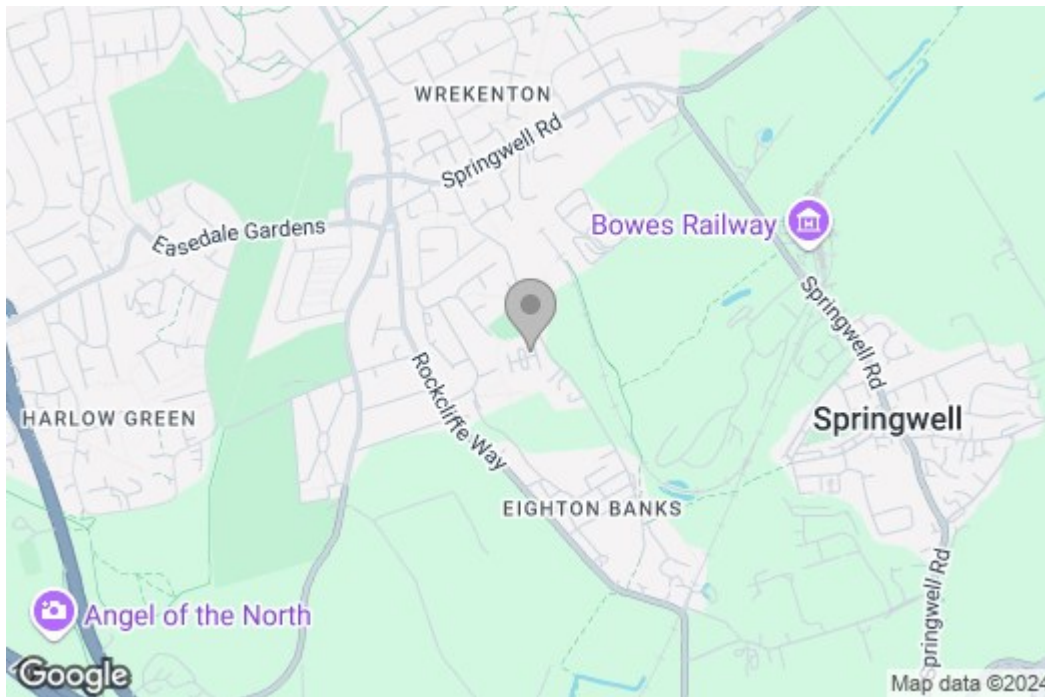
Property disclaimer

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us,

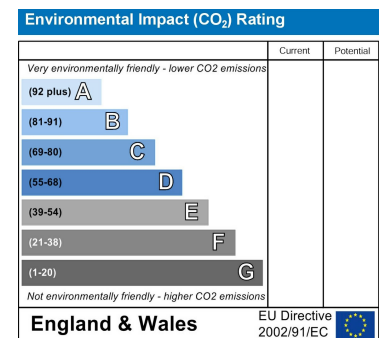
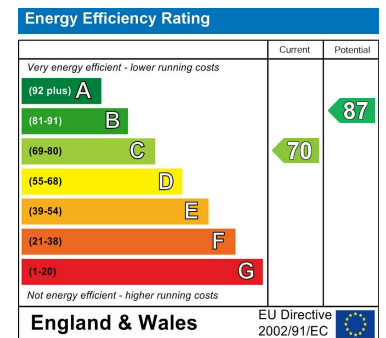
especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller. We cannot also confirm at this stage of marketing the tenure of this house.

Floor Plan

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract, purchaser should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give an representation or warranty in respect of the property.