



1 Cypress Road, Eighton Banks, NE9 7XE

Offers Over £150,000

***TWO BEDROOM END TERRACED HOUSE WITH LARGE GARDEN / BUILDING PLOT WITH PLANNING ***

Welcome to this charming two bedroom end terraced home, perfectly positioned on a generous plot with a large garden, offering a unique opportunity for both comfortable living and future development. This property comes with planning permission for a detached dwelling, making it an ideal choice for those seeking to expand their investment portfolio or create their dream home in a desirable location.

With planning permission already in place for a detached dwelling, you have the flexibility to build a new home while retaining the semi for rental income, or sell the current property to fund your new project. This property is not just a home; it's a chance to invest in your future. Whether you're a first-time buyer, a growing family, or an investor, the options here are truly limitless. Situated in a desirable neighborhood, this property offers easy access to local amenities, schools, parks, and transport links, making it perfect for families and professionals alike.

This Two bedroom end terraced home with a large garden and planning permission for a new build is a rare find. It's perfect for those needing extra outdoor space or looking to capitalize on future development potential. Don't miss out on this fantastic opportunity to create your ideal living space or investment venture!

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....

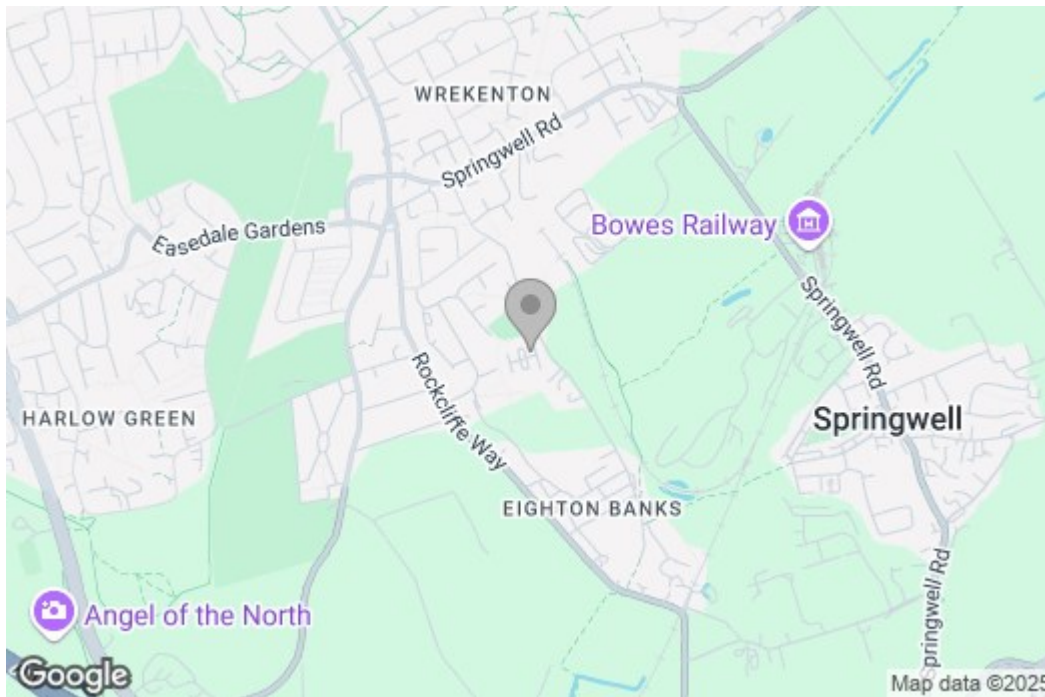
Property disclaimer

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

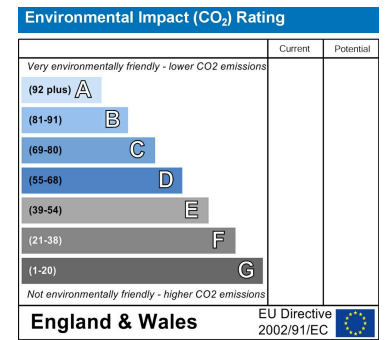
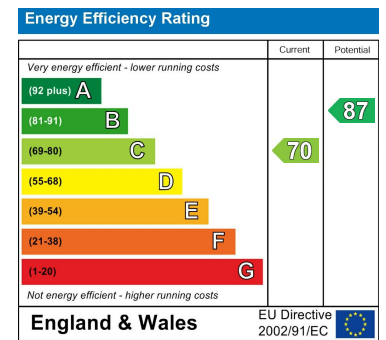
plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller. We cannot 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.