



## Aldeburgh Avenue, Lemington Rise

- Semi detached house
- Two bedrooms
- Modern kitchen
- Shower room/w.c
- Single garage

**£169,995**



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# Aldeburgh Avenue, Lemington Rise, NE15 8TA

This charming, semi-detached home is in great condition and ready to move in, this property internally comprises an entrance porch, lounge/dining room, two first floor bedrooms, a shower room/w.c and modern fitted kitchen.

Externally there are front and rear gardens. The front is laid to lawn with block paved drive leading to the single garage. The rear offers an enclosed garden which is mainly laid to lawn with decked seating area.

When it comes to location, this property is a gem. It is situated in close proximity to public transport links, local amenities, and schools.

Rook Matthews Sayer would highly recommend an internal viewing to appreciate the accommodation and location on offer.

Entrance Porch 3' 8" x 3' 8" (1.12m x 1.12m)  
Door to:-

Lounge/dining room 22' 1" Plus bow window x 11' 8" Including stairs (6.73m x 3.55m)  
Double glazed bow window to the front, two central heating radiators, television point, laminate flooring, stairs up to the first floor and double glazed doors to the rear garden.

Breakfasting Kitchen 13' 5" Max x 9' 9" Max (4.09m x 2.97m)  
Fitted with a range of wall and base units with work surfaces over and upstands, 1 ½ bowl sink with mixer tap and drainer, integrated appliances including electric hob with extractor hood over and eye level oven, central heating radiator, recessed downlights, double glazed window, and door to garage.

Landing

Bedroom One 9' 8" Plus wardrobes x 8' 7" Max (2.94m x 2.61m)  
Double glazed window to the rear, central heating radiator and fitted wardrobes.

Bedroom Two 11' 8" x 6' 4" (3.55m x 1.93m)  
Double glazed window to the front, central heating radiator and loft access.

Shower room/w.c  
Fitted with a three piece suite comprising shower cubicle and recessed combination basin and w.c unit, heated towel rail, tiled walls and flooring, recessed downlights and a double glazed window.

Externally  
Front Garden  
Lawn garden with block paved drive to side leading to the single garage.

Rear Garden  
Enclosed rear garden with lawn garden with decked patio area.

Garage 13' 11" Max x 10' 5" Max (4.24m x 3.17m)  
Remote roller door, power and lighting.

PRIMARY SERVICES SUPPLY  
Electricity: Mains  
Water: Mains  
Sewerage: Mains  
Heating: Mains – Gas  
Broadband: ADSL copper wire  
Mobile Signal Coverage Blackspot: Yes  
Parking: Driveway and garage

MINING  
The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

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

EPC RATING: TBC  
COUNCIL TAX BAND: B

WD7936/BW/EM/22.08.2024/V.1



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**Money Laundering Regulations** – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

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