



Honister Close | Lemington | NE15 7LG

£85,000



2



1



1

End Terrace House

Two Bedrooms

Open plan kitchen/dining area

Shower room/W.C

Front and Rear Gardens

Bathroom/W.C

Spacious Lounge

Street Parking

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We are pleased to present to the market this end of terrace house on Honister Close in Lemington, a superb opportunity for families seeking a property to transform into their ideal home.

The house offers two bedrooms; both benefitting from built-in wardrobes to provide ample storage and contribute to an uncluttered feel. The main bedroom is a double, offering generous accommodation. The property features two bathrooms, providing convenience and flexibility for family living.

A reception room forms the heart of the home, offering the ideal space for relaxation or entertaining guests. The kitchen is a bright and inviting space filled with natural light, making it a pleasant and efficient area for meal preparation.

The properties solid foundation and practical layout present a fantastic canvas for those wishing to imprint their vision and create a cosy family home. Its end of terrace position adds an extra degree of privacy compared to mid-terrace alternatives.

This property is well-suited to families who are keen to take on a project and add value to their next home. With its excellent potential and sought-after location, this property represents an exciting opportunity for buyers ready to create a home tailored to their individual tastes and requirements.

Early viewing is highly recommended to appreciate the scope and possibilities offered by this promising house. Enquire today to arrange your visit and take the first step towards realising the potential of this well-located family property.

Hall

Double glazed window to the front, central heating radiator, storage cupboard and stairway to the first floor.

Lounge 13' 4" x 11' 5" (4.06m x 3.48m)

Double glazed window to the rear and a central heating radiator and television point.

Kitchen/Diner 17' 9" x 9' 8" (5.41m x 2.94m)

Fitted with a range of wall and base units with work surface over, part back tiles, sink and mixer tap and drainer, space for cooker with extractor hood over, plumbing for an automatic washing machine, double glazed to the front and double glazed doors to the rear leading to the rear garden.

Landing

Three storage cupboards.

Shower Room-/W.C

Fitted with vanity wash hand basin, walk in shower, central heating radiator, tiled walls and a double glazed window.

Separate W.C

Low level W.C, tiled walls and a double glazed window.

Bedroom One 12' 7" (including wardrobes) x 11' 8" max (3.83m x 3.55m)

Double glazed window, central heating radiator, and fitted wardrobes.

Bedroom Two 11' 8" (Including wardrobes) x 10' 9" max (3.55m x 3.27m)

Double glazed window, central heating radiator, and fitted wardrobes.

Externally:

Front Garden

Small gated garden, with lawn and shed.

Rear Garden

Enclosed lawn garden.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains - Gas

Broadband: None

Mobile Signal Coverage Blackspot: No

Parking: Street parking

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property,

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

COUNCIL TAX BAND: A

EPC RATING: C

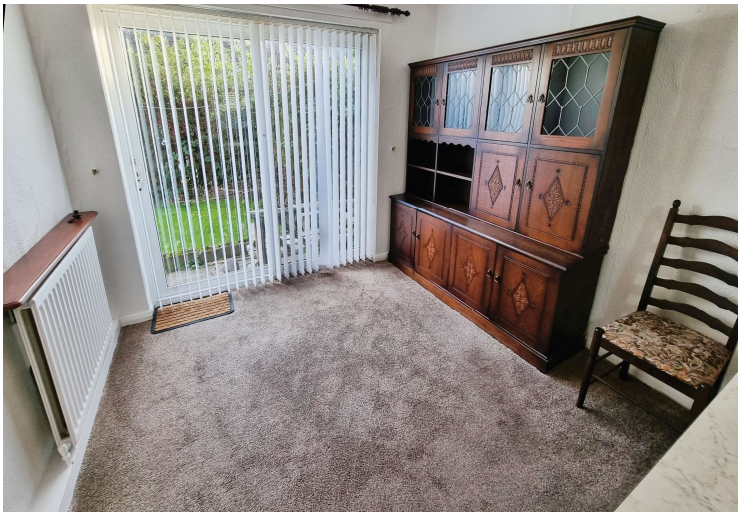
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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.