



58 Crown Street West  
Lowestoft, NR32 1SQ

Offers Over £125,000



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Lowestoft, NR32 1SQ

Aldreds are delighted to offer this very well presented three bedroom mid terrace house in this very desirable North Lowestoft location being within walking distance of all local amenities including Sparrows Nest park and North Lowestoft beach. The accommodation includes a lounge, inner hallway, dining room, fitted kitchen, rear lobby and ground floor bathroom. On the first floor there are three bedrooms. Outside to the rear there is an enclosed courtyard garden providing space for bistro style dining. Advantages also include uPVC double glazed windows. Set at a realistic asking price this property would make an ideal first time purchase or family home and early viewing is strongly recommended.

### Lounge

11'1" x 11'1" (3.38 x 3.4)

Fitted carpet, coved ceiling, uPVC window, uPVC entrance door, power points, tv point, living flame gas fire inset in a tiled fireplace.

### Inner Hallway

Fitted carpet, stairs leading to first floor.

### Dining Room

11'4" x 11'0" (3.47 x 3.37)

Fitted carpet, coved ceiling, uPVC window, power points, living flame gas fire inset in a timber fireplace with marble effect inset and hearth, tv point, power points.

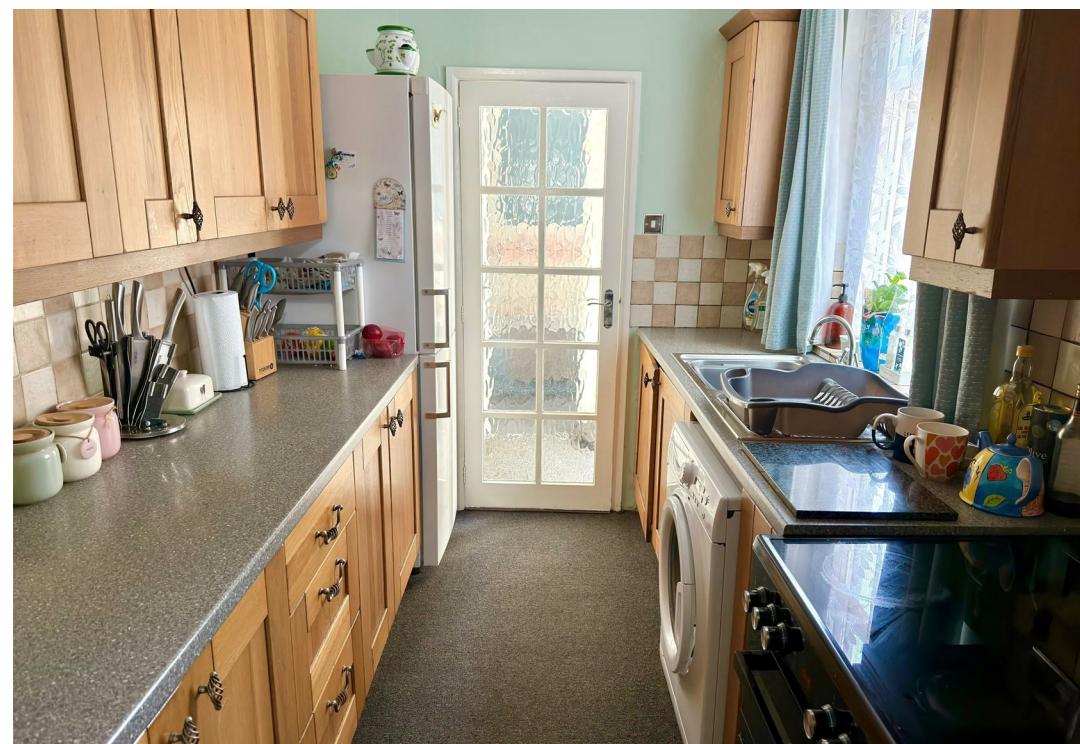
### Kitchen

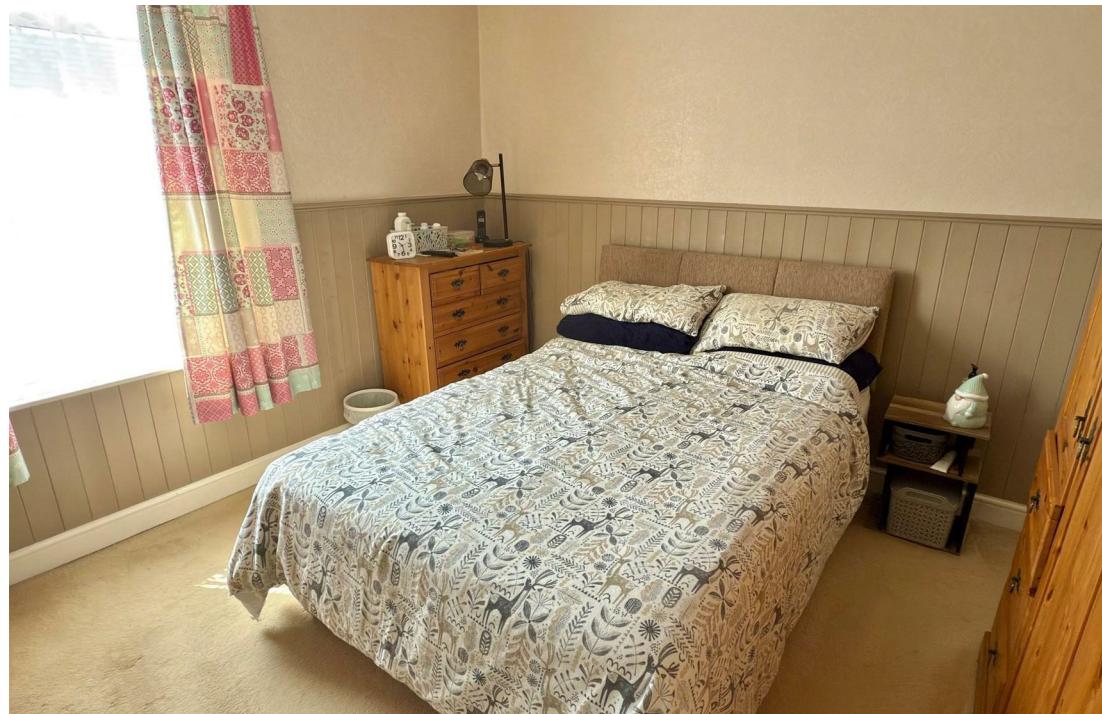
9'9" x 7'0" (2.99 x 2.15)

Fitted carpet, a range of solid timber kitchen units with extended work surfaces, stainless steel sink with single drainer, recess for white goods including plumbing for a washing machine, electric cooker point, tiled splashbacks, power points.

### Rear Lobby

Fitted carpet, uPVC door leading out to the rear garden, full length airing cupboard.





### Family Bathroom

Fitted flooring, bathroom suite comprising of a shower set over a panel bath, low level WC, wall mounted pedestal sink, part tiled walls, extractor fan, uPVC window.

### Landing

Fitted carpet.

### Bedroom 1

11'8" x 11'4" (3.56 x 3.47)

Fitted carpet, uPVC window, power points, full length walk in cupboard/wardrobe.

### Bedroom 2

11'5" x 11'0" (3.5 x 3.37)

Fitted carpet, coved ceiling, uPVC window, power points, door leading to:-

### Bedroom 3

9'5" x 5'9" (2.89 x 1.76)

Fitted carpet, uPVC window, power points.

### Outside

To the front there is an enclosed front garden with footpath leading to front door. Outside to the rear there is a courtyard garden providing ample space for bistro style dining, all enclosed by brick walls with pedestrian rear access.

### Tenure

Freehold

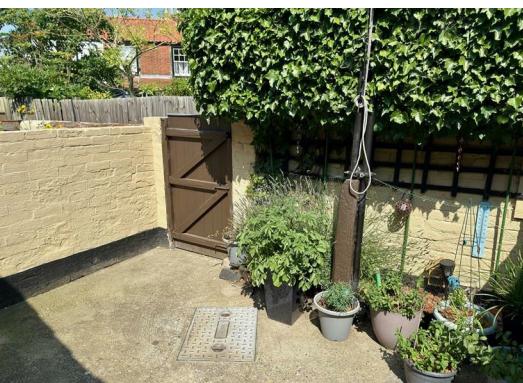
### Services

Mains water, electricity, gas, drainage.

### Council Tax

East Suffolk. Band 'A'

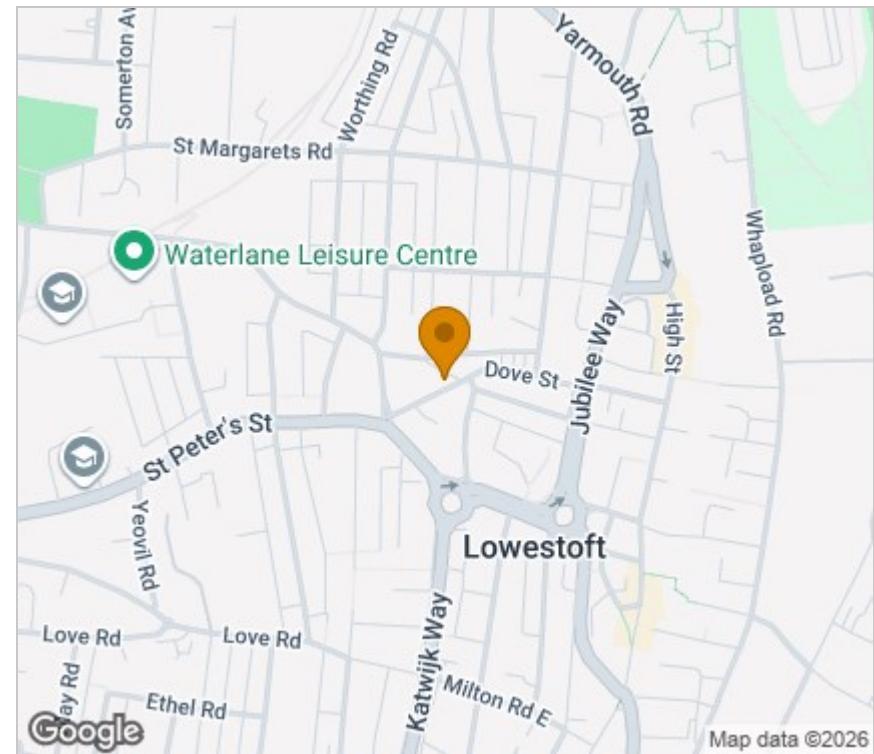
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## Floor Plan



## 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.

### Disclaimer

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## Energy Efficiency Graph

