



Lyndale Avenue, Eastham

£180,000



LESLEY HOOKS
ESTATE AGENTS





This three-bedroom mid-terrace property offers spacious and practical accommodation, ideal for families or first-time buyers. Set back from the road behind a generous front lawn, the property enjoys an open outlook with ample on-street parking available to the front.

The accommodation briefly comprises an entrance hallway leading into a bright and spacious lounge through dining room, providing an excellent living and entertaining space. To the rear is a fitted kitchen with a breakfast seating area, ideal for casual dining and everyday family use.

Running the full length of the property to the side is a useful utility/store area, offering additional storage and workspace with access through to the rear garden.

To the first floor are three well-proportioned bedrooms together with a family bathroom and separate WC for added convenience.

Externally, the property benefits from a rear garden with an outhouse providing useful external storage. The combination of generous internal accommodation, practical layout and excellent outdoor space makes this an appealing home in a convenient residential setting.



Entrance Hall

10'1" (3.07m) x 6'2" (1.88m)

Lounge

21'10" (6.65m) x 11'11" (3.63m) Max
9'6"

Kitchen

10'0" (3.05m) x 9'0" (2.74m)

Bedroom One

13'2" (4.01m) x 12'0" (3.66m)

Bedroom Two

11'1" (3.38m) x 7'0" (2.13m)

Bedroom Three

13'7" (4.14m) Max x 7'6" (2.29m) Max

Bathroom

7'6" (2.29m) x 4'6" (1.37m)

WC

4'10" (1.47m) Max x 2'5" (0.74m)

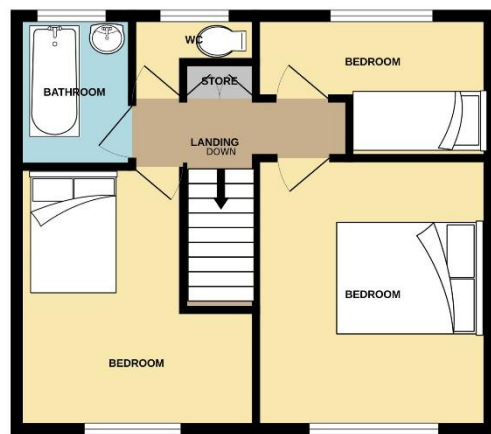
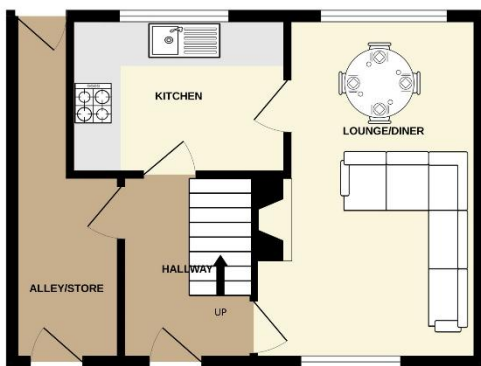






GROUND FLOOR
369 sq.ft. (34.3 sq.m.) approx.

1ST FLOOR
454 sq.ft. (42.2 sq.m.) approx.



TOTAL FLOOR AREA : 823 sq.ft. (76.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
Energy efficient	B		
Decent energy efficiency	C		
Some energy efficiency	D		
Low energy efficiency	E		
Very low energy efficiency	F		
Very poor energy efficiency	G		
		47	61

EU Directive 2002/91/EC

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