

153 Blackhill Avenue, Hadrian Park



**Price £92,000**

We offer for sale this three bedroom end of terrace house which is being sold with NO ONWARD CHAIN involved. The property offers GOOD SIZED living accommodation that may appeal to a wide range of buyers and is ideally placed for reach of LOCAL AMENITIES as well as road links to the A1058 Coast Road.

Briefly the property comprises; porch, hallway, WC, lounge and kitchen/diner to the ground floor, whilst to the first floor there are three bedrooms and a bathroom. Additionally there is double glazing, gas central heating system and a garden to the rear. FREEHOLD. Council tax band A. Energy rating C.

**The Property Comprises**

**Porch**

Double glazed entrance door, double glazed window, door to hallway.

**Hallway**

Laminate flooring, stairs to the first floor landing.

**WC**

4'6" x 2'4" (1.37 x 0.71) Low level WC, wash hand basin, single glazed window.

**Lounge**

18'4" x 9'8" (5.59 x 2.95) Laminate flooring, fire surround, double glazed bow window, radiator.



**Kitchen/Diner**

15'8" x 10'8" (4.77 x 3.26) Fitted with wall and base units with work surfaces over, single drainer sink unit, laminate flooring, double glazed window, radiator, double glazed patio doors to the rear garden.



**Landing**

Storage cupboard.

**Bedroom 1**

11'11" min x 9'6" (3.62 min x 2.89) Double glazed window, laminate flooring, radiator.



**Bedroom 2**

12'10" x 9'6" (3.92 x 2.89) Double glazed window, laminate flooring, radiator.



**Bedroom 3**

9'9" x 5'10" (2.96 x 1.77) Double glazed window, laminate flooring, radiator.



**Bathroom**

8'10" x 5'9" (2.70 x 1.75) Comprising; bath, low level WC, wash hand basin, double glazed window, radiator.

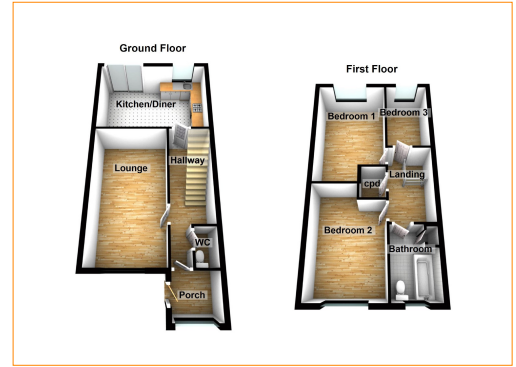


**External**

Externally there is a garden to the rear which is laid to lawn.

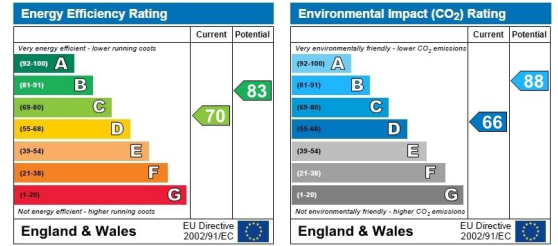


**FLOOR PLANS**



These plans are intended as a guide only, they are NOT TO SCALE. They are provided to give an overall impression of room layout and should not be taken as being scaled drawings.

**ENERGY EFFICIENCY AND ENVIRONMENTAL IMPACT**



**VIEWING ARRANGEMENTS**

To arrange a viewing, please call 0191 2953322 or e-mail us; info@next2buy.com

Open Hours;  
 Monday 9am - 6pm  
 Tuesday 9am - 6pm  
 Wednesday 9am - 6pm  
 Thursday 9am - 6pm  
 Friday 9am - 6pm  
 Saturday 9am - 6pm

N/B The mention of any appliances and/or services within these particulars does not imply that they are in full and efficient working order.

**VIEWING APPOINTMENT**

TIME .....  
 DAY/DATE .....  
 VENDORS NAME (S) .....

**QR CODE**

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