



## 3 Prospect Terrace Lingdale, TS12 3DS

**£115,000**

**Energy Rating : D**



## 3 Prospect Terrace

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### Description

Every once in a while a property is brought to the open market that simply supersedes all previous expectations on quality, size and luxury, THIS is one of those TIMES! This beautiful home really packs a punch and offers plenty out of the ordinary with beautiful deceptively spacious accommodation throughout, super practical addition of a detached garage and luxury family bathroom/WC. A home that must be viewed to be fully appreciated with practical, quality accommodation throughout. BOOK your viewing NOW! The property benefits from gas central heating and uPVC double glazing, briefly comprising; Entrance hallway, bay-fronted living room, dining room, modern fitted kitchen/breakfast area and luxury downstairs bathroom/WC. To the first-floor; three well-sized bedrooms. Externally; long side drive, larger than average detached garage and enclosed rear yard.

### Accommodation

#### Entrance Hall

Upvc double glazed entrance door to the front, double radiator, stylish solid wood flooring and attractive spindle staircase to the first floor.

#### Living Room 10' 7" x 12' 1" (3.22m x 3.68m)

Upvc double glazed bay window to the front, practical featured recess in the chimney, double radiator and an opening to the dining room.

#### Dining Room 12' 7" x 12' 3" (3.83m x 3.73m)

Upvc double glazed window to the rear, double radiator, stylish solid wood flooring and a useful understairs storage cupboard.

#### Modern Fitted Kitchen 7' 10" x 11' 3" (2.39m x 3.43m)

Modern and quality range of wall and base units incorporating drawers, laminate worktops and co-ordinating upstands. Stainless steel inset sink unit with mixer tap, plumb for an automatic washing machine, space for an upright fridge freezer, concealed gas central heating boiler (recently fitted), built in electric oven with separate hob, glazed splashback and cooker hood over. Upvc double glazed window and entrance door to the side.

#### Luxury Downstairs Bathroom 12' 5" x 7' 6" (3.78m x 2.28m)

Modern white suite comprising of a panel bath with mixer tap, separate double shower cubicle, vanity wash hand basin with mixer tap, double radiator, push button wc, towel radiator, PVC clad walls and ceiling and a upvc double glazed window to the side.

### First Floor

#### Landing

Attractive spindle balustrade, upvc double glazed window to the rear, double radiator and access to a partially boarded loft space via a retractable ladder.

#### Master Bedroom 9' 2" x 14' 3" (2.79m x 4.34m)

Upvc double glazed bay window to the front and double radiator.

#### Bedroom 2 9' 1" x 9' 8" (2.77m x 2.94m)

Upvc double glazed window to the rear and double radiator.

#### Bedroom 3 5' 9" x 11' 6" (1.75m x 3.50m)

Upvc double glazed window to the front and double radiator.

### Externally

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### Driveway

A long side driveway that leads to a detached garage and sits behind double wrought iron gates offering plenty of off street parking.

### Detached Garage *22' 1" x 9' 8" (6.73m x 2.94m)*

Larger than average garage. Double timber doors to the front.

### Yard

Enclosed rear yard with rear access gate.

### Council Tax Band

Council Tax Band:- A

### Energy Performance Certificate

A full Energy Performance Certificate is available upon request.

### Mortgage Services

We can introduce you to the team of highly qualified Mortgage Advisers. They can provide you with up to the minute information on many of the interest rates available. To arrange a fee-free, no obligation appointment, please contact this office. YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE

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intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.