



**EVA STREET, LEMINGTON, NEWCASTLE UPON TYNE NE15 8DP**

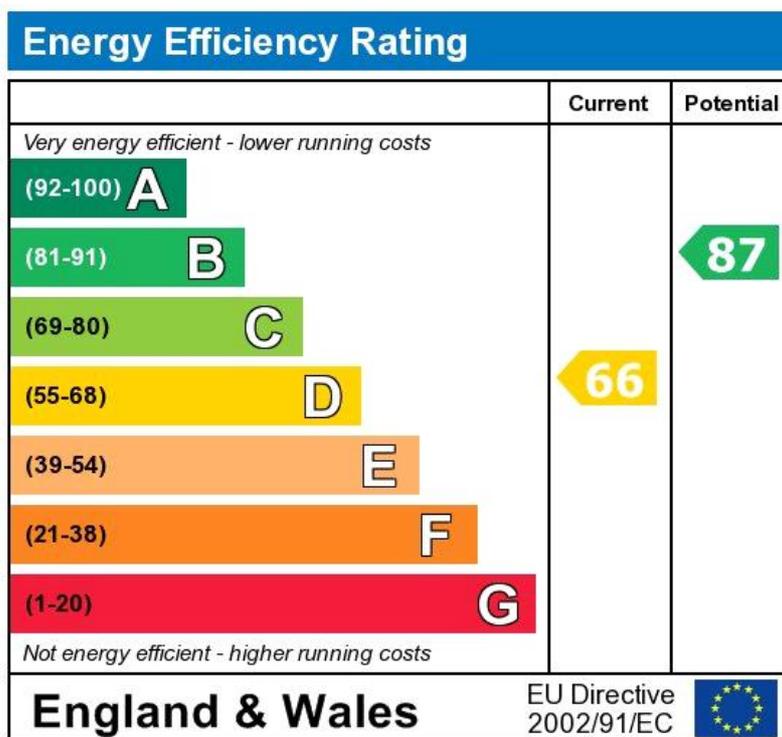
**£69,950**



**PROPERTY REFERENCE CODE: RS0187**

## EVA STREET, LEMINGTON, NEWCASTLE UPON TYNE NE15 8DP

Wilson Defraime are delighted to bring to the market this well presented 2 bed mid-terrace property in the popular area of Lemington. Property benefits from recently refurbished bathroom, off-street parking and yard to rear with up and over garage door. Perfect for families/investors.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

### **This property consists of:**

2 bed mid terrace property with small front garden, perimeter wall, gate to access pathway.

Porch (1.45m x 1.35m)

Porch with upvc double glazed door with stained glass oval panel, upvc double glazed porch windows to 2 sides, pendant light fitting to ceiling, carpets to floors, neutral decor to walls, door into large lounge.

Lounge (4.60m x 4.24m)

Carpets to floors, modern decor to feature wall and neutral decor to remaining walls, 3 arm chrome and glass light fitting, marble effect feature fire surround with hearth, electric stainless steel fire with stones, single radiator with thermostatic valve, double glazed window overlooking front elevation, storage to either side of the chimney breast, one with open shelves one with closed doors which also houses electric meter and fuse board, door leading to small lobby, staircase, under stair storage and door to kitchen.

Kitchen (3.195m x 2.657m)

Vinyl to floors, partial tiles to walls, range of beech effect wall and base units, single stainless sink and drainer with chrome mixer tap, large radiator with thermostatic valve, space for under bench fridge and freezer, space for free standing cooker, space for washing machine, pendant light fitting to ceiling, work benches to 4 sides, double glazed window overlooking rear elevation and door accessing rear yard and off street parking, under stair storage with door space for ample storage, pendant light fitting, alarm box, neutral decor, vinyl to floors.

Rear lobby (3.054m into stairwell x 1.82m)

Alarm panel with working security system, carpets to stairs, neutral decor to walls, split staircase leading to first floor landing, upvc window overlooking rear elevation, pendant light fitting to ceiling, remaining stairs accessing first floor.

First floor landing (2.92m x 0.90m)

Carpets to landing, neutral decor to walls, pendant light fitting to ceiling, single radiator with thermostatic

valve, smoke detector, doors leading to all first floor accommodation.

**Master Bedroom (3.61m x 3.30m)**

Large single radiator with thermostatic valve, neutral decor to walls, laminate to floors, upvc window overlooking rear elevation, pendant light fitting to ceiling, traditional style pine doors with decorative glazed panels to top section,

**Bedroom 2 located to the rear of the property, single in size (3.59m x 1.65m)**

Carpets to floors, single panel radiator with thermostatic valve, neutral decor to walls, pendant light fitting to ceiling, double glazed window overlooking rear elevation, doorway to walk-in wardrobe/dressing room.

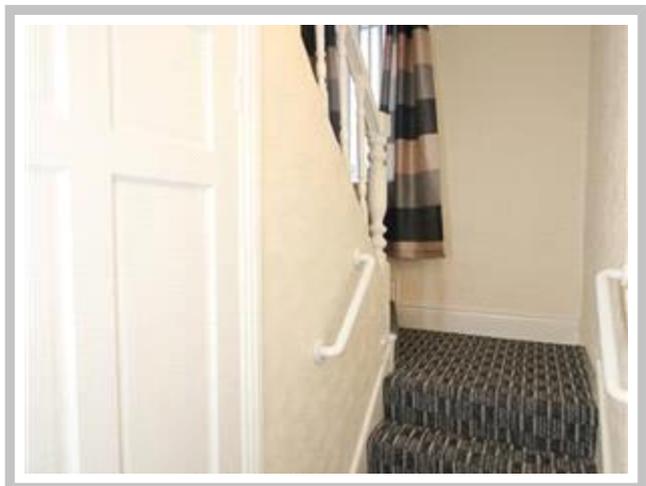
**Walk-in wardrobe/dressing room (3.61m x 1.20m)**

Carpets to floors, pendant light fitting to ceiling, single radiator with thermostatic valve, electrical point, hanging rail, large shelf, accessibly large dressing room.

**Family bathroom (2.89m x 1.76m)**

Recently been upgraded to exceptional standard, tile effect vinyl to floors, large double walk-in shower cubicle with modern grey effect tiles with decorative glass and 3 tone mosaic central feature panel, chrome thermostatic mixer shower with rainfall style shower head and additional side shower, cubicle made from frameless glass and chrome sliding door with end panel, rectangular ceramic sink unit set into vanity with double gloss white doors, chrome mixer tap, mirrored and white gloss cabinets above, modern low level wc, baxi combination boiler, recessed chrome spot lights to ceiling with decorative high gloss white panel cladding, upvc double glazed window with opaque glass to rear elevation, heated via large chrome towel rail from mains.

Externally the property benefits from off street parking access to the rear with up and over garage door, additional space for summer house style shed and sitting area, property is in a quiet street, heavily occupied by families, fantastic starter home/investor property and is ready to go.







**TENURE:** We have been advised by the Vendors the property is Freehold.  
It is advised to have this information verified by your legal representative; we take no legal responsibility given by a vendor/seller of its accuracy. It was not possible to verify and obtain this information given by means of any current documentation.