

The logo for Hardimans, featuring a stylized house icon with a red roof and a blue square window, followed by the word "HARDIMANS" in white serif capital letters on a dark blue background.

HARDIMANS

90 Beresford Road
, Lowestoft, NR32 2NG
£190,000



90 Beresford Road, Lowestoft, Suffolk, NR32 2NG

"LARGER THAN YOU THINK" Hardimans are pleased to offer this bay fronted family home with 3 separate double bedrooms, lovely size lounge/diner, a huge kitchen/breakfast room, and family bathroom. The property is situated in north Lowestoft close to all local amenities including, schools for all ages.

Covered storm porch with UPVC half glazed door to

ENTRANCE PORCH

with laminate flooring, electric fuse box and meter, glazed door into

INNER HALLWAY

laminate flooring, stairs to first floor, landing, radiator, under stair storage cupboard, door to

LOUNGE/DINER

25'10 x 10'10 (7.87m x 3.30m)

with laminate flooring, feature fireplace, 2 radiators, UPVC bay window, phone point, tv aerial coax lead, glazed french doors to

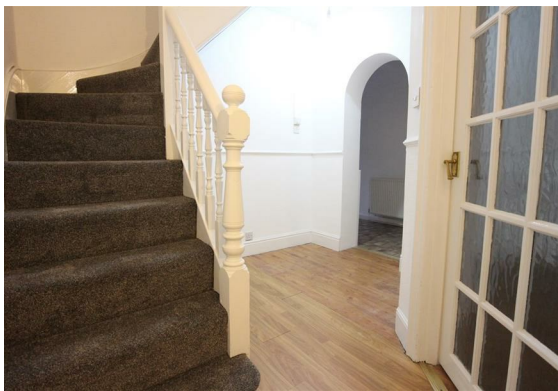
LARGE KITCHEN/DINER

18'10 14'6 narrowing to 8'10 (5.74m 4.42m narrowing to 2.69m)

with ceramic tiled floor, laminate worktop, White wall and base units, recess and plumbing for automatic washing machine, space for dishwasher, built in electric fan oven, 4 ring gas hob above with integrated extractor over, ceramic tiled splashback, inset single drainer sink with mixer tap, UPVC french doors to rear garden, UPVC window, inset spotlighting, double banked radiator, large fluorescent strip light, door to rear lobby, ceramic tiled floor, half glazed UPVC door to rear, radiator, plumbing and drainage for automatic washing machine, boiler for heating and hot water, further door to

REAR LOBBY

ceramic tiled floor, boiler, radiator, 1/2 glazed UPVC door to rear.





LARGE FAMILY BATHROOM

with cased bath with shower above, extensive wall tiling, low level WC, pedestal washbasin, vinyl flooring, UPVC window

STAIRS AND LANDING

with carpet on stairs, radiator, laminate flooring to landing, roof void access, UPVC window.

BEDROOM 1

12'11 x 11'5 (3.94m x 3.48m)
full range of bedroom furniture, UPVC window, radiator, fitted carpet,

BEDROOM 2

11'11 x 10'10 in recess (3.63m x 3.30m in recess)
UPVC window, radiator, fitted carpet.

BEDROOM 3

13'6 x 8'11 (4.11m x 2.72m)
laminate floor, UPVC window, radiator

OUTSIDE

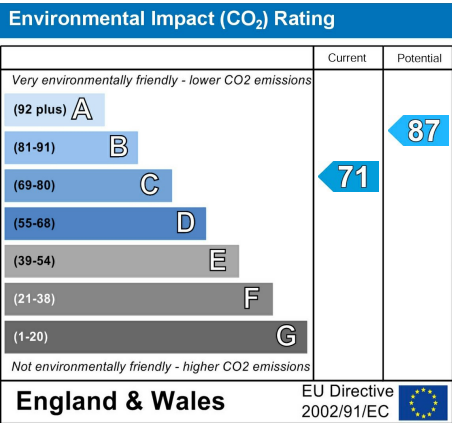
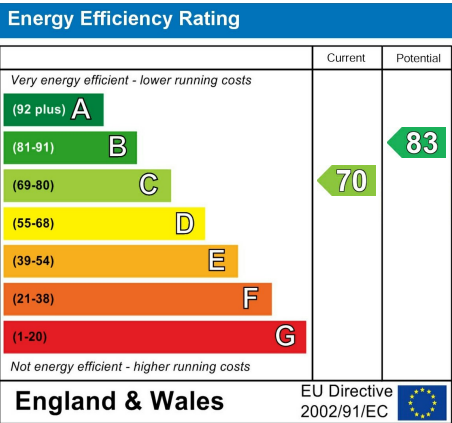
To the rear, an enclosed low maintenance garden, outside tap, high line washing line, satellite dish.



Area Map



Energy Efficiency Graph



Viewing

Please contact our Lowestoft Office on 01502 515999 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

PROTECTED

134 London Road North, Lowestoft, Suffolk NR32 1HB

Tel: 01502 515999

www.hardimans.co.uk

E: info@hardimans.co.uk

