



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

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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

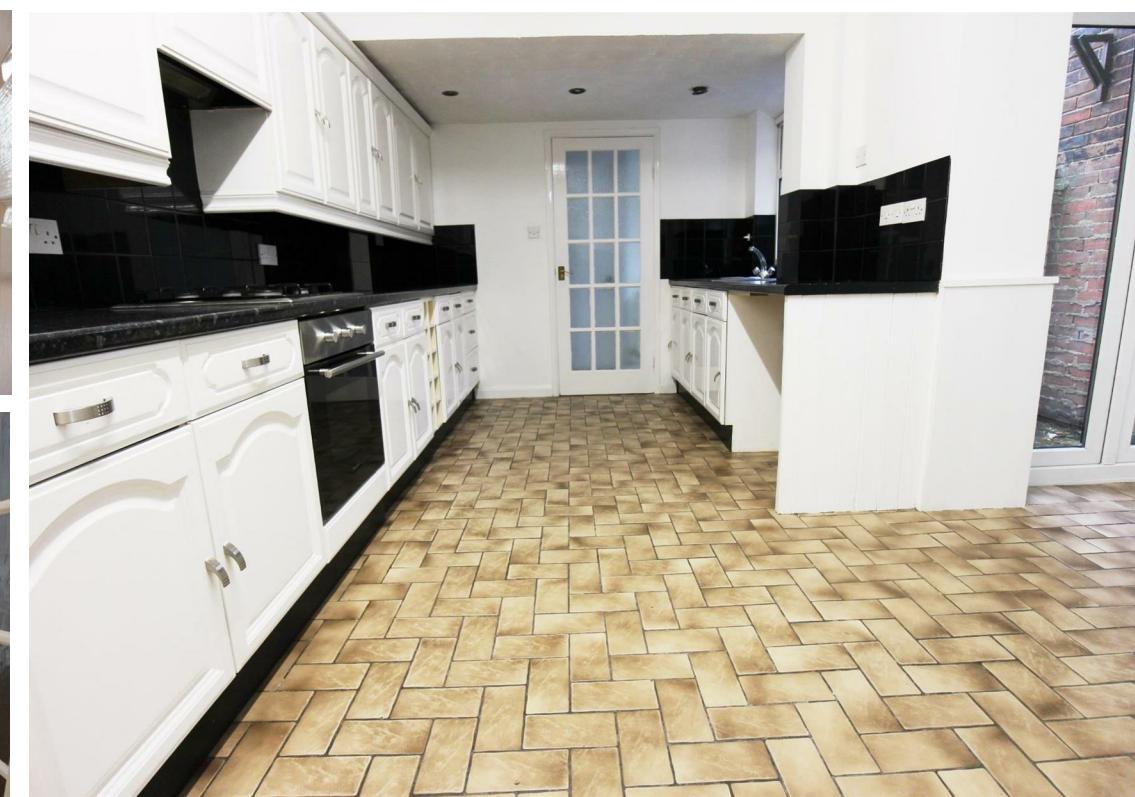
25'10 x 10'10 (7.87m x 3.30m)
with laminate flooring, feature fireplace, 2 radiators, UPVC bay window, phone point, tv aerial coax lead, glazed french doors to

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 spot lighting, 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,

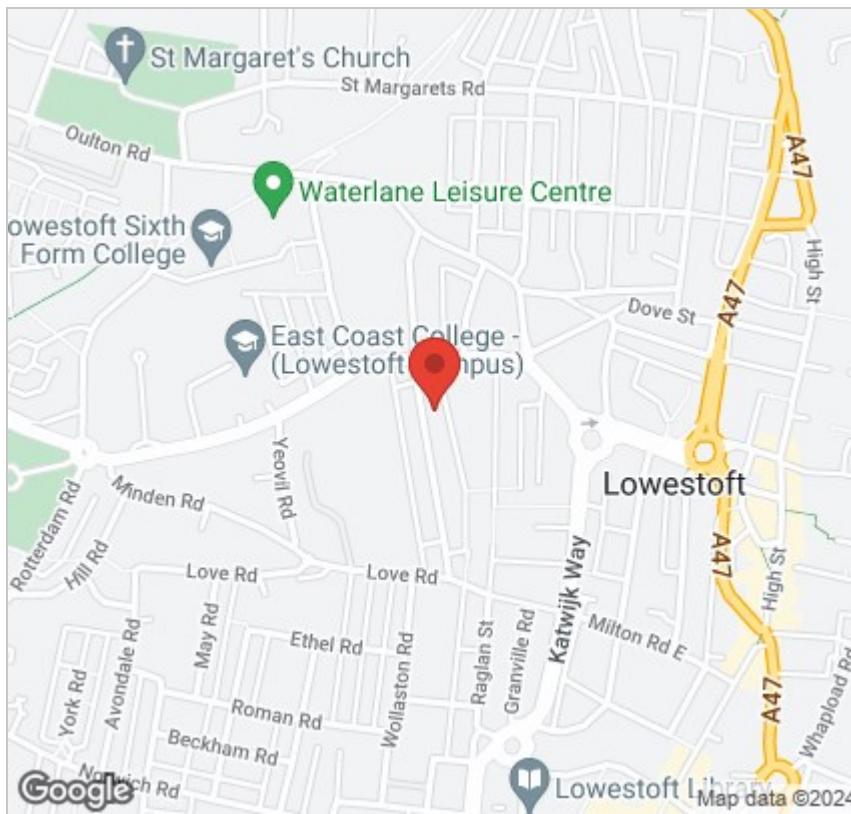
BEDROOM 2
11'11 x 10'10 in recess (3.63m x 3.30m in recess)
UPVC window, radiator, fitted carpet.

BEDROOM 3
13'6 x 8'11 (4.11m x 2.72m)
laminate floor, UPVC window, radiator

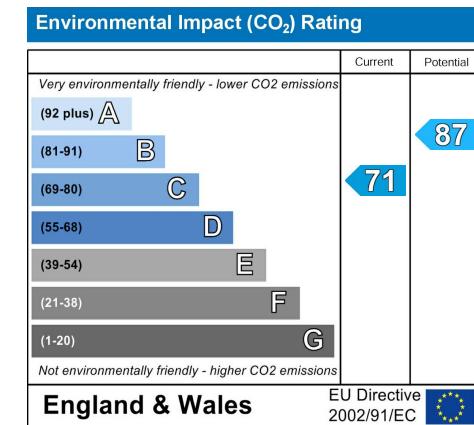
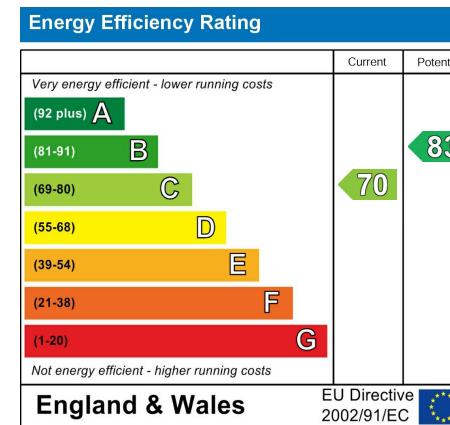
OUTSIDE
To the rear, an enclosed low maintenance garden, outside tap, high line washing line, satellite dish.



Area Map



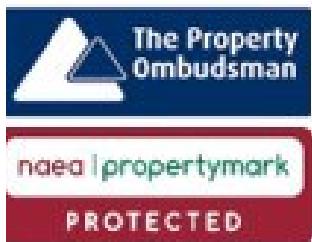
Energy Efficiency Graph



Viewing

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

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