SIGNATURE

NORTH EAST

CREATING MOVES, BUILDING RELATIONSHIPS,

Exceeding Expectations



FOR SALE

Lyndhurst Road

WHITLEY BAY, NE25 8DS

ASKING PRICE

£359,950

3 BEDROOMS · 1 BATHROOMS · 2 RECEPTIONS

WEARESIGNATURE.CO.UK

THE PROPERTY

Lyndhurst Road

ASKING PRICE £359,950 · FREEHOLD

Signature North East are delighted to welcome to the market this three-bedroom semi-detached property, situated on Lyndhurst Road in Monkseaton. Ideally located close to a range of local amenities, shops and eateries, the property also benefits from excellent transport links, with nearby Metro connections providing easy access to Whitley Bay, the surrounding coastline and Newcastle city centre. This is an appealing location for families and commuters alike.

Upon entering, you are welcomed into a central hallway, leading through to a spacious living room offering ample room for furnishings. A large bay window allows plenty of natural light to fill the space, while a central log burner creates a cosy atmosphere. Double doors lead through to the kitchen/dining room, which offers space for a dining table and features an additional fireplace. The kitchen is fitted with an attractive range of wall and base units, complemented by sleek worktops and integrated appliances, including an oven, microwave, hob and fridge freezer. Sliding doors provide access to the rear garden, while a useful storage cupboard completes the space.

Continuing to the first floor, you will find three bedrooms. Bedrooms one and two can comfortably accommodate double beds alongside additional furnishings, while bedroom three is suitable for a single bed. Completing the accommodation is the family bathroom, fitted with a bathtub and overhead shower, wash basin and WC.

Externally, the property boasts a generous rear garden featuring a raised lawn and ample patio space, ideal for outdoor furniture and entertaining during the warmer months. To the front, a large driveway provides off-street parking for multiple vehicles, adding further practicality to this appealing home.





KEY FEATURES

- Three-bedroom semi-detached property on Lyndhurst Road, Monkseaton
- Spacious living room with large bay window & log burner
- Kitchen/dining room with fireplace & integrated appliances
- Two double bedrooms & a further single bedroom
- Large rear garden with raised lawn & ample patio space
- Large front driveway providing off-street parking for multiple vehicles

- Council Tax Band B
- EPC Rating









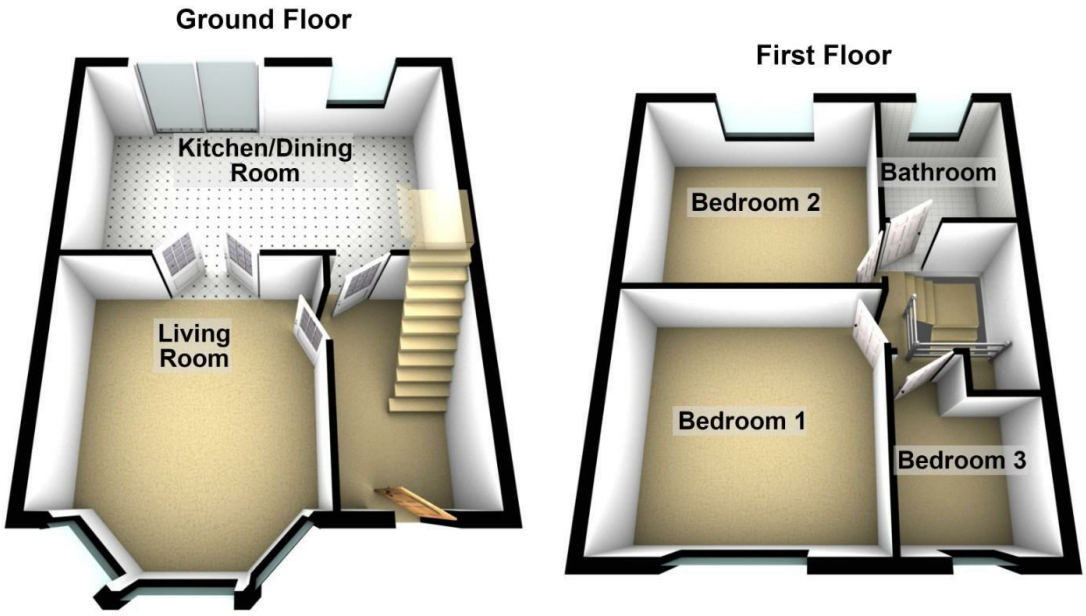


ACCOMMODATION

Room Dimensions

Living Room	3.50 x 3.80 (11'5" x 12'5")
Kitchen / Dining Room	3.40 x 5.90 (11'1" x 19'4")
Bedroom One	3.60 x 3.80 (11'9" x 12'5")
Bedroom Two	3.30 x 3.80 (10'9" x 12'5")
Bedroom Three	2.0 x 2.60 (6'6" x 8'6")
Bathroom	2.20 x 2.10 (7'2" x 6'10")

FLOOR PLAN



Total area: approx. 83.5 sq. metres (898.9 sq. feet)

These particulars are a guide only and do not form part of any offer or contract. Measurements are approximate. Signature North East Limited · Company No. 08183094 · Member of The Property Ombudsman.