

# SIGNATURE

## NORTH EAST

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📍 Lyndon Avenue, Whitley Bay NE25 0RX

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**Offers Over £180,000**

Signature North East are delighted to welcome to the market this three-bedroom semi-detached home, ideally located in the popular village of New Hartley. Perfectly positioned just outside of Seaton Delaval, the area provides access to local amenities including shops, schools, and leisure facilities. Excellent transport links make commuting simple, with Blyth, Cramlington, and Whitley Bay all just a five-minute drive away. Offering the best of both convenience and coastal living, this location is an excellent choice for families, first-time buyers, or those looking to settle in a well-connected village setting.

Upon entering the home, you are welcomed into a central hallway which leads first into the spacious living room. This bright and inviting space benefits from a large window, creating an abundance of natural light, and offers ample room for a variety of furnishings to suit modern family living. To the rear, the kitchen provides a wealth of storage and workspace through a range of wall and base units, enhanced by extensive countertop space. From here, you have direct access to the rear garden. Completing the ground floor is the bathroom, stylishly renovated just last year, fitted with a bathtub and overhead shower, hand basin, and W.C.

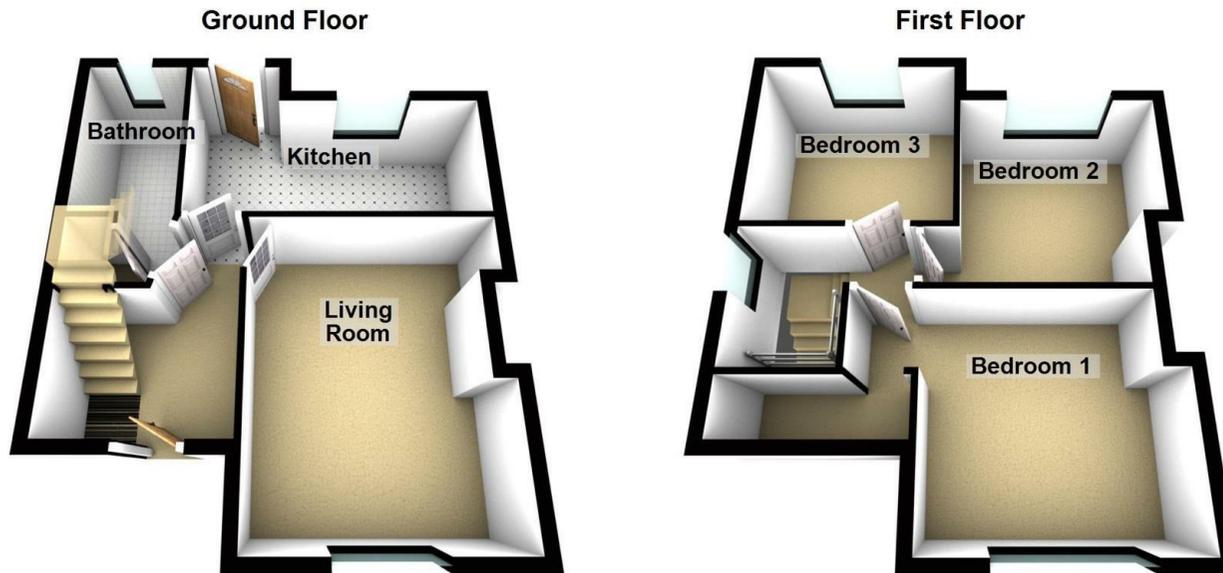
Ascending to the first floor, you will find three generously sized bedrooms. Each room can comfortably accommodate a double bed alongside additional furnishings, offering versatile layouts to suit the needs of a growing family, guest rooms, or home working spaces.

Externally, this home boasts a large garden laid to lawn, providing plenty of outdoor space for relaxing, entertaining, or family activities. On-street parking is available to the front of the property, with no permit required, ensuring convenience for both residents and visitors.



PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.

# PROPERTY FLOORPLAN



Total area: approx. 82.4 sq. metres (887.2 sq. feet)

## Measurements:

Living Room  
15'0" x 12'0"

Kitchen  
6'8" x 15'5"

Bathroom  
9'1" x 5'2"

Bedroom One  
11'3" x 11'10"

Bedroom Two  
10'5" x 12'0"

Bedroom Three  
9'5" x 10'3"

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>71</b>	<b>77</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	





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