

SIGNATURE

NORTH EAST

OFFICIALLY RATED THE NO.1 ESTATE AGENT IN THE NORTH EAST





📍 Lyndon Avenue, Whitley Bay NE25 0RX

Lysdon Avenue, Whitley Bay NE25 0RX

Asking Price
£189,950

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.

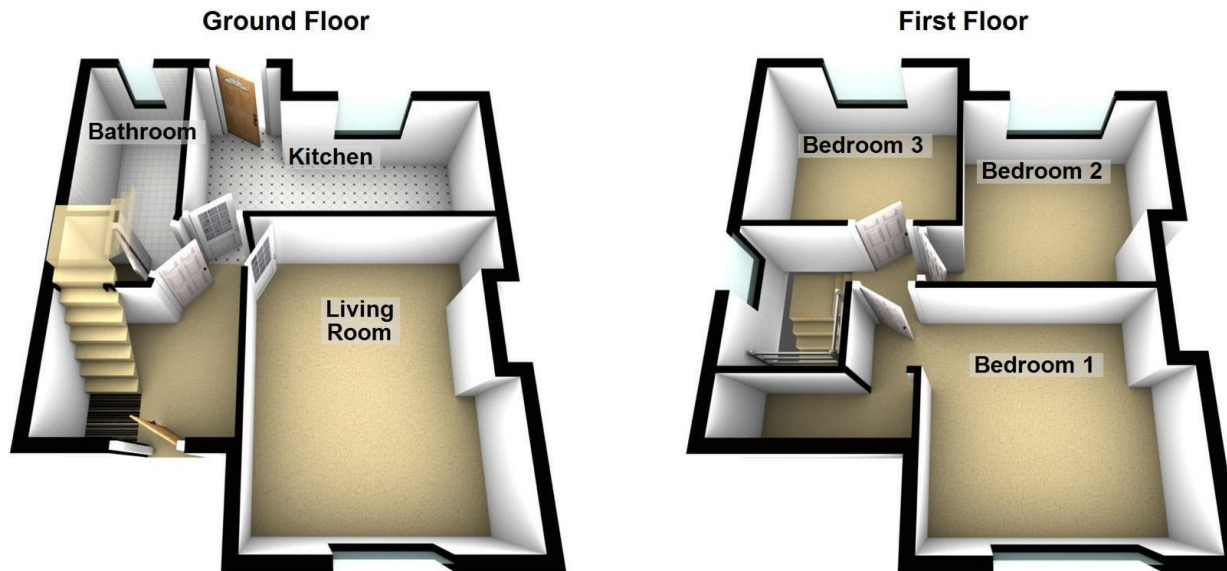
Ascending to the first floor, you will find three generously sized bedrooms. Each room can comfortably accommodate a double bed alongside additional furnishings, offering versatile layouts to suit the needs of a growing family, guest rooms, or home working spaces.

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) A		
(81-91) B		
(69-80) C	71	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC







More 5 Star Customer Reviews than any other Agent based in the North East on [allAgents.co.uk](https://allagents.co.uk)



SALES

LETTINGS

FINANCE

LAW

WE COVER THE WHOLE OF THE NORTH EAST

Whitley Bay
0191 251 3344

Cramlington
01670 897 213

Tynemouth
0191 296 6689

Morpeth
01670 513 966

Ponteland
01661 820 082

Wallsend
0191 432 4151

Alnwick
01665 511 800

Heaton
0191 432 4275

Forest Hall
0191 266 9966

Other locations
0191 640 3523

Newcastle
0191 640 2284

Durham
0191 303 8252

Gosforth
0191 640 3523

Sunderland
0191 543 6390

Whickham
0191 432 5102

Gateshead
0191 432 4294

Jesmond
0191 281 1037

Killingworth
0191 640 3602

Ryton
0191 413 9845

Head Office &
Lettings
0191 253 4815

*Highest recommended 5-star reviews than any other Estate Agent based in the North East on [allAgents.co.uk](https://allagents.co.uk) - The UK's Largest Customer Review Website for the Property Industry & Awarded Best Estate Agency 2018 & 2019 - North East England by SME News