



16 Lyndhurst Road, Whitley Bay, NE25 8DS

£390,000

R A Jackson & Son LLP are thrilled to welcome to the market this extended three bedroom semi-detached house in a highly sought after residential location.

The layout is traditional and functional. The entrance hallway, featuring exposed wood flooring leads to the main living spaces. The front reception room is front-facing, with a bay window providing a good level of natural light alongside an original and functional open fire place which provides the center piece of the room.

To the rear, the kitchen diner is designed for modern family living, featuring a central bar and space for dining table. There is a wide range of units with wooden worktops and integrated and split level oven and hob with extractor hood.

The first floor comprises three bedrooms, one fitted with wardrobes. The modern family bathroom includes a bath with shower over, vanity wash basin and low level WC.

Externally, there is a front garden alongside driveway parking and access to the rear. The stunning rear garden provides a paved patio together with a raised bespoke decked area, ideal for outdoor entertaining.

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- Extended Three – Bedroom Semi-detached
- Front Driveway for Off-Street Parking
- EPC Rating D
- Highly sought after residential location
- Close to Local Amenities, Schools and Transport Links
- No Onward Chain
- Fabulous Kitchen / Diner Family Room

LOCATION & SITUATION

Situated in an established and highly regarded residential area, a fine example of a traditional semi-detached home. This attractive property offers well-planned accommodation which perfectly combines character, space and modern living. The property is well maintained having had a recently recovered main roof.

Monkseaton is a popular residential area within reach of a broad variety of amenities and facilities including nearby Whitley Bay High School, excellent public transport links, including Monkseaton Metro Station offering access to other part of Tyne and wear including Newcastle City Centre and a variety of local shops, Cafes and restaurants.

DECLARATION OF INTEREST

The vendor of this property is a partner of request.
R A Jackson & Son LLP.

ACCOMODATION

GROUND FLOOR

Hallway

Lounge

12'11" x 11'11" (3.95m x 3.65m)

Kitchen/Diner Family Room

17'8" x 18'6" (5.40m x 5.65m)

FIRST FLOOR

Landing

Bedroom one

11'11" x 10'0" (3.65m x 3.05m)

Bedroom two

11'9" x 11'1" (3.60m x 3.40m)

Bedroom three

8'10" x 7'4" (2.70m x 2.25m)

Bathroom

7'8" x 7'2" (2.35m x 2.20m)

EXTERNAL

Gardens to front & rear.
Driveway to the front.

TENURE

ENERGY PERFORMANCE CERTIFICATE

The EPC rating for the property is D (67).
A full copy of the report is available upon request.

CLIENT MONIES PROTECTION SCHEME

R A Jackson & Son LLP is a proud member of the RICS. The RICS Client Money Protection for Residential Agents scheme has been approved by Government under the The Client Money Protection Schemes for Property Agents (Approval and Designation of Schemes)

Regulations 2018. This means that RICS registered firms holding money in the areas covered by the regulations, will have met the requirements under The Client Money Protection Scheme for Property Agents Regulations (2018) to belong to an approved scheme. Further information
<https://www.rics.org/regulation/regulatory-schemes/client-money/cmp-scheme>

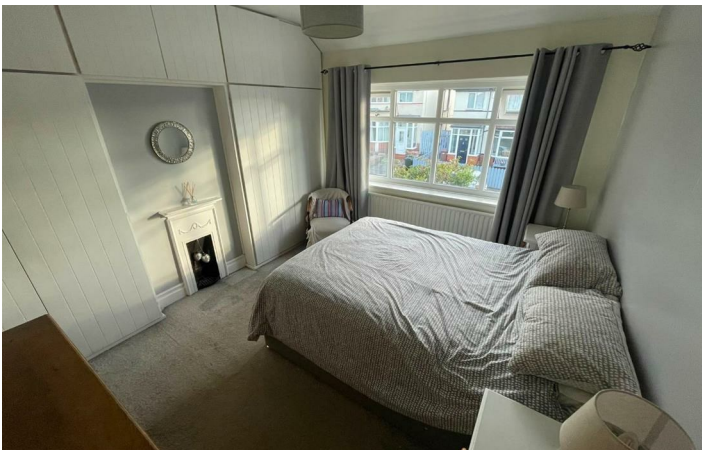
MONEY LAUNDERING REGULATIONS

In accordance with the Anti-Money Laundering Regulations the Purchaser will be required to provide two forms of identification and proof of the source of income.

PROPERTY REDRESS SCHEME

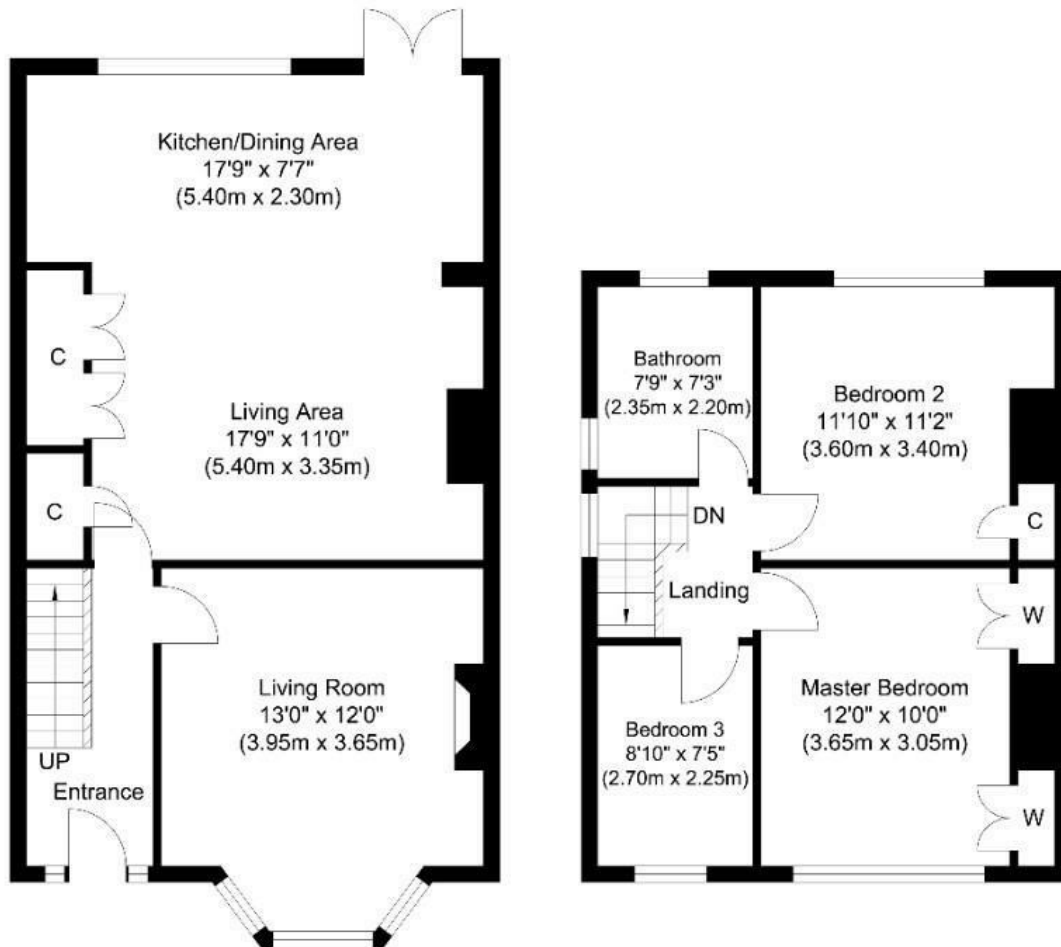
R A Jackson & Son LLP are part of The Property Ombudsman. Membership number T01923.

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Ground Floor
Approximate Floor Area
601.05 sq.ft
(55.84 sq.m)

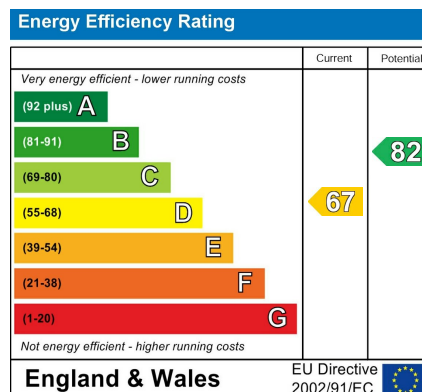
Upper Floor
Approximate Floor Area
427.97 sq.ft
(39.76 sq.m)



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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.