

FOR
SALE

3 LYNDHURST ROAD, MONKSEATON NE25 8DS
£350,000



3 BEDROOM HOUSE - SEMI-DETACHED

- THREE BEDROOM SEMI DETACHED HOUSE
- SOUGHT AFTER RESIDENTIAL LOCATION
- TWO RECEPTION ROOMS
- CONTEMPORARY KITCHEN
- STYLISH FAMILY BATHROOM WC & DOWNSTAIRS WC
- FRONT GARDEN WITH DRIVEWAY PARKING
- WEST FACING REAR GARDEN
- EPC RATING D

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ENTRANCE HALLWAY
15'6" x 6'3"

RECEPTION ROOM
15'0" x 13'1"

RECEPTION ROOM TWO
12'11" x 11'0"

KITCHEN
16'6" x 5'10"

DOWNSTAIRS WC

LANDING
6'3" x 2'11"

BEDROOM ONE
11'11" x 11'8"

BEDROOM TWO
11'7" x 11'0"

BEDROOM THREE
8'8" x 7'5"

BATHROOM WC
7'9" x 7'7"

FRONT GARDEN

REAR GARDEN

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This beautiful, semi detached house was built circa the 1920's and is perfectly located in a sought after residential area in the heart of Monkseaton village. It boasts a wealth of contemporary features with period charm and is ideal for a range of buyers.

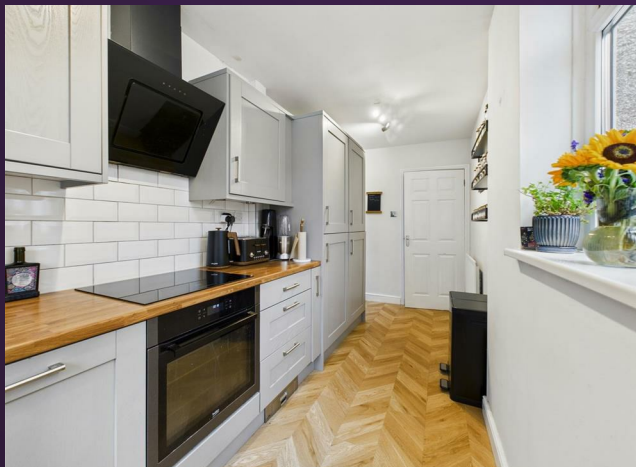
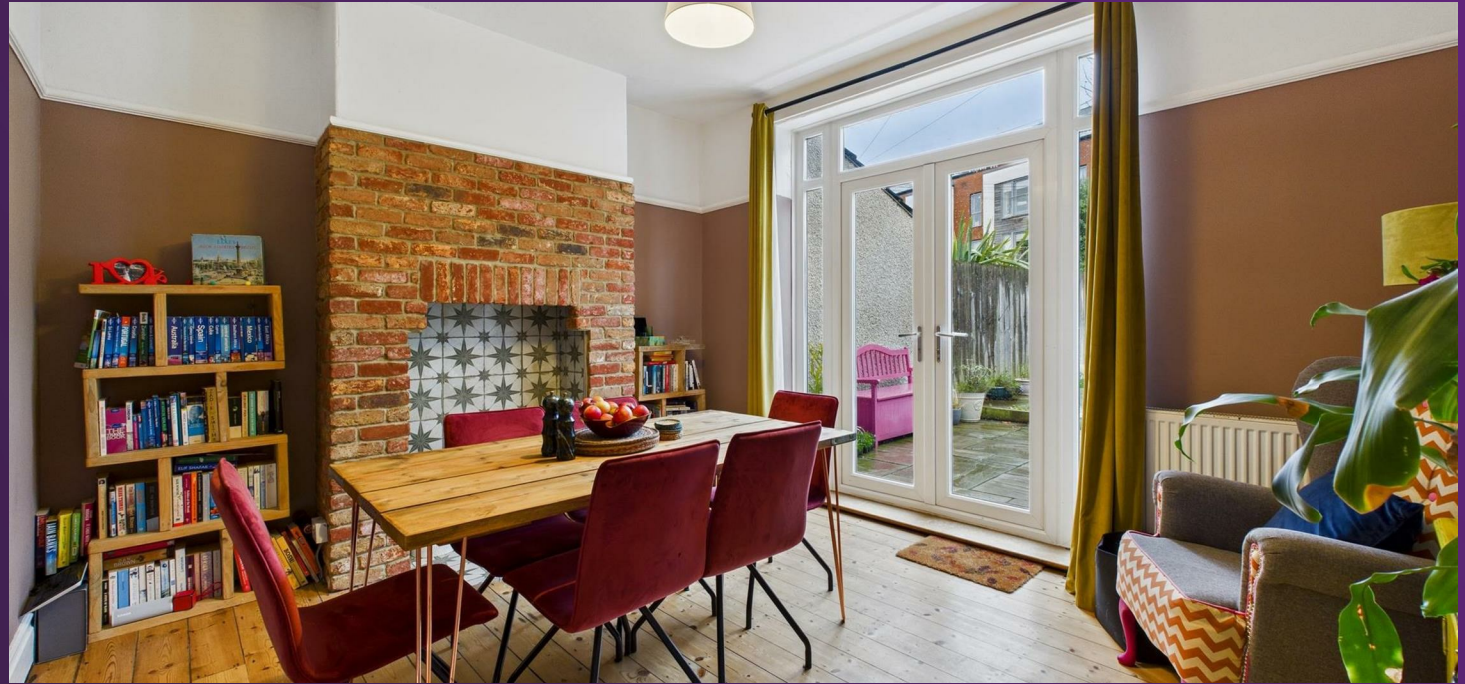
With over 900 square feet of accommodation set over two floors, this lovely property consists of a welcoming entrance hallway with stairs up to the first floor and doors to the reception rooms and kitchen. The front facing reception room is stylish with a bay window and recess to chimney breast including a solid wood beam and and electric log style burner. The rear facing reception room has a feature exposed brick chimney breast with tiled recess and French doors leading to the rear garden. The contemporary kitchen benefits from a good range of units with contrasting worktops and integrated appliances including oven, induction hob, chimney hood, fridge freezer and dishwasher. There is also a downstairs WC. To the first floor there are two double bedrooms, one with fitted wardrobes, a smaller third bedroom and a beautiful family bathroom benefitting from a bath, walk in shower, vanity wash basin and low level WC. Externally the property has a front garden with driveway parking and a west facing rear garden with patio and artificial lawn.

The superb layout, size and fabulous location of this property makes for an exciting opportunity which can only truly be appreciated by a visit.

Monkseaton is a characterful place which proudly holds on to its history, whilst moving seamlessly with the times. This lovely little village has exceptional public transport, great schools and diverse shopping. Its closeness to Whitley Bay allows it to benefit from everything the larger town offers, whilst its smaller setting delivers a very strong sense of community.

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Floor 0



Floor 1



Approximate total area⁽¹⁾
908 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS
3C standard. Measurements are
approximate and not to scale. This
floor plan is intended for illustration
only.

GIRAFFE360

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SMOKE ALARMS

It is important that, where not already fitted, suitable smoke alarms are installed for the personal safety of the occupants of the property. These must be regularly tested and checked.

APPLIANCES AND SERVICES

The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

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THE PROPERTIES MISDESCRIPTION ACT, 1991

While these particulars have been carefully compiled and are believed to be accurate, no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. None of the items in the sales of working or running nature such as central heating installations or mechanical equipment (where included in the sales) have been tested by us and no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. Any photographs used are purely illustrative, and may demonstrate only the surroundings.

They are not therefore taken as indicative of the extent of the property, or that the photograph is taken from the boundaries of the property, or of what is included in the sale.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

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