

RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

10 QUEEN STREET. LYNEMOUTH NORTHUMBERLAND NE61 5XF



- SPACIOUS 3 BEDROOM TERRACE
- CONSERVATORY
- EPC RATING D

- TWO RECEPTION ROOMS
- ATTRACTIVE GARDEN
- COUNCIL TAX BAND A

Price £165,000

10 QUEEN STREET. LYNEMOUTH NORTHUMBERLAND NE61 5XF

Nestled in the charming village of Lynemouth, this delightful semi-detached house on Queen Street offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The two inviting reception rooms provide ample opportunity for relaxation and entertaining, making it easy to host friends and family.

The layout of the home is both practical and welcoming, ensuring that every corner is utilised effectively. The bathroom is thoughtfully designed, catering to the needs of modern living. The property benefits from a lovely garden area, perfect for enjoying the fresh air or indulging in gardening pursuits.

Situated in a friendly community, this home is close to local amenities, schools, and transport links, making it an excellent choice for those who appreciate both tranquillity and accessibility. Whether you are looking to settle down or invest, this property on Queen Street presents a wonderful opportunity to create lasting memories in a delightful setting. Don't miss the chance to make this charming house your new home.

GROUND FLOOR

HALLWAY

Upvc double glazed entrance door, radiator, stairs to first floor.

LOUNGE

18'10" x 11'02" (5.74m x 3.40m)

Double glazed patio doors leading in to conservatory, stylish fire surround & hearth with electric fire.



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2ND RECEPTION ROOM

12'04" x 9'11" (3.76m x 3.02m)

Double glazed patio doors leading into conservatory



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CONSERVATORY

19'04" x 11'10" (5.89m x 3.61m)

Upvc double glazed conservatory with double doors into the garden, radiator.



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KITCHEN

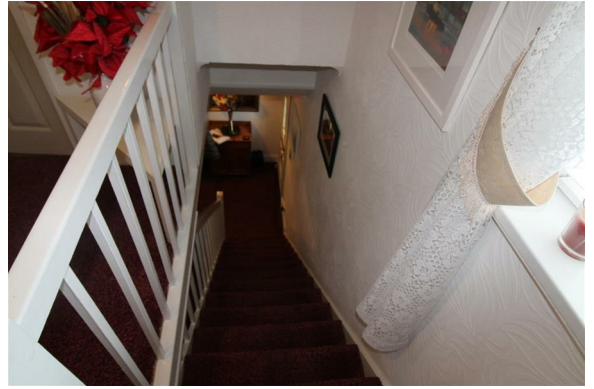
11'01" x 8'06" (3.38m x 2.59m)

Fitted range of base, drawer and wall units with roll edge worktops, single drainer stainless steel sink unit, electric under oven, gas hob and extractor hood, tiling, plumbing for washing machine, double glazed door in to the garden.



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FIRST FLOOR LANDING



MASTER BEDROOM

10'11" x 10'06" (3.33m x 3.20m)

2 x double built in wardrobes, radiator, Upvc double glazed window.



BEDROOM TWO

10'05" x 8'09" (3.18m x 2.67m)

Built in double wardrobe, radiator, Upvc double glazed window.



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BEDROOM THREE

9'11" x 7'11" (3.02m x 2.41m)

Loft hatch, radiator, storage cupboard, double glazed window.



BATHROOM

7'11" x 5'06" (2.41m x 1.68m)

Bath with electric shower over bath, heated towel rail, wc and wash hand basin set in a vanity unit with storage under, tiled walls.



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LOFT

17'11" x 7'07" (5.46m x 2.31m)

Loft ladder, boarded out, electric points and Velux window.



EXTERNALLY



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FRONT

Attractively laid out front garden, mainly laid to lawn with paved area, Driveway, fenced off.



SOUTH FACING REAR GARDEN

Rear garden mainly laid to lawn, with mature borders, shrubs & hedging, collection of sheds & outhouses. Sunny aspect.



ADDITIONAL IMAGE



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STANDARD INFORMATION

These particulars are produced in good faith, and are set out as a general guide only, they do not constitute part or all of an offer or contract.

The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. No apparatus, equipment, fixtures, fittings or services have been tested and it is the buyer's responsibility to seek confirmation as to the working condition of any appliances.

Fixtures and fittings that are specifically mentioned in these particulars are included in the sale, all others in the property are specifically excluded.

Photographs are produced for general information and it must not be inferred that any item is included for sale within the property.

MATERIAL INFORMATION ASHINGTON

Material information is no substitute for professional advice, and consumers should be aware that the information collected may not accurately reflect the full extent of the property condition which would be covered through a home survey.

Efforts have been made to ascertain as much information as possible with regards to material information but this information is not exhaustive and cannot be fully relied upon, purchasers will need to seek further clarification from their legal advisor.

Electricity Supply - Mains

Water Supply - Mains

Sewerage Supply - Mains

Heating - Mains GCH

Broadband - Available - Including Ultrafast broadband. (Ofcom Broadband checker Feb 2025)

Flood Risk - River and Sea - LOW

Planning Permission - There are currently no planning permission 10 Queen Street, Lynemouth.

<https://publicaccess.northumberland.gov.uk/online-applications/simpleSearchResults.do?action=firstPage>

Coalfield & Mining Areas - The Coal Authority indicate that this property is located on coalfield. Your legal advisor will be able to advise you of any implications of this.

There has been no failed transactions on the property, please contact us should you wish further information.

MORTGAGES

Why not make an appointment to speak to our Independent Mortgage Adviser?

PLEASE NOTE:

Your home may be repossessed if you do not keep up repayments on your mortgage.

Oracle Financial Planning Limited will Pay Rickard 1936 Ltd a referral fee on completion of any mortgage application

TENURE:

WE UNDERSTAND THE PROPERTY IS FREEHOLD. HOWEVER, WE ARE NOT QUALIFIED TO VERIFY THE TENURE ON ANY PROPERTY AND YOUR SOLICITOR SHOULD BE CONSULTED REGARDING THIS.

VIEWING

BY APPOINTMENT WITH OUR ASHINGTON OFFICE (01670) 812145/ashington@rickard.uk.com. FILE NO 6501a

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	64	
(55-68) D		
(39-54) E		
(21-38) F		



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