

RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

30 BRIDGE ROAD LYNEMOUTH NORTHUMBERLAND NE61 5YJ



- Three Bedroom
- Double Glazed & Gas CH
- Gardens Front & Rear
- Tenure: Freehold
- Services: Mains GCH, Electric, Water, Drainage & Sewerage

- Semi Detached House
- Available With No Chain
- EPC: C
- Council Tax Band: A

Price £85,000

30 BRIDGE ROAD LYNEMOUTH NORTHUMBERLAND NE61 5YJ

A three bedroom semi detached house situated on Bridge Road in the village of Lynemouth. The property benefits from double glazing, gas central heating and is available with no further chain. The accommodation briefly comprises an entrance hall, lounge, kitchen diner, rear lobby with a ground floor WC, first floor landing, three bedrooms and a bathroom WC.

Externally, the property has gardens to both the front and rear.

Lynemouth offers local amenities including convenience stores, a pharmacy, surgery, and community shop and café. The beautiful Northumberland coastline is within easy reach, providing access to beaches and coastal walks. The nearby town of Ashington offers a wider range of shops, schools and transport links, making this an appealing location for those seeking village living with convenient access to surrounding areas.

This property would make an ideal home or a great buy-to-let investment opportunity.

ENTRANCE HALL

Entrance door to the front with stairs leading to the first floor and a radiator.

LOUNGE

14'4" x 13'5" plus bay window (4.37m x 4.11m plus bay window)

Measurements excludes bay window.

Double glazed bay window to the front, radiator.



KITCHEN DINER

7'10" x 8'2" (2.39m x 2.51m)

Fitted with wall and base units with roll top work surfaces, sink drainer unit with mixer tap, plumbing for washing machine and space for an electric cooker. Double glazed windows to rear and a radiator.



REAR LOBBY

External door to the rear garden, radiator and access to the ground floor wc.

GROUND FLOOR WC

Fitted with a wc. Double glazed window to the rear

FIRST FLOOR LANDING

Double glazed window to the side, access to the loft.

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BEDROOM ONE

9'10" x 12'9" (3.00m x 3.89m)

Double glazed windows to the front, radiator and built in storage cupboard.



BEDROOM TWO

8'3" x 9'1" (2.54m x 2.79m)

Double glazed window to the rear and a radiator.



BEDROOM THREE

7'6" x 8'2" (2.31m x 2.51m)

Double glazed window to the front, radiator.



BATHROOM / WC

Fitted with a wc, wash hand basin and a panelled bath. Double glazed window and radiator.



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EXTERNALLY

the front of the property has a good size front garden and also provides side access to the rear garden. The rear also has an enclosed garden/yard.



GENERAL 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.

As the agent we have not sought to verify the legal title of the property and verification must be obtained from a solicitor.

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

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 regard 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 - Mains

Heating - Mains Gas

Broadband Available - Yes - (Ofcom Broadband & Mobile Checker November 2025).

Broadband Type Highest available download speed Highest available upload speed Availability

Standard 8 Mbps 0.9 Mbps Good

Superfast 53 Mbps 10 Mbps Good

Ultrafast 1800 Mbps 220 Mbps Good

Mobile & Data - Likely with Three, EE, O2, & Vodafone (Ofcom Broadband & Mobile Checker November 2025).

Flood Risk - Rivers & Sea Yearly Chance of Flooding - Low Risk - Yearly Chance of Flooding 2036 & 2069 - Medium Risk - (Gov.uk Flood Risk Checker November 2025).

Surface Water Yearly Chance of Flooding - Low Risk - Yearly Chance of Flooding 2040 & 2060 – Low Risk - (Gov.uk Flood Risk Checker November 2025).

Planning Permission - There is currently one active planning permission for Bridge Road. For more information please visit: <https://publicaccess.northumberland.gov.uk/online-applications/simpleSearchResults.do?action=firstPage> (Checked November 2025).

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

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TENURE & COUNCIL TAX BAND

Freehold - We cannot verify the Tenure of the property as we do not have access to the documentation. Purchasers must ask their legal advisor to confirm the Tenure.

There are no estate charges for Bridge Road, Lynemouth.

Council Tax Band - A (Source gov.uk Checked November 2025).

MORTGAGES

Why not take the next step toward securing the best mortgage deal for you by booking an appointment with Brian Boland, our experienced Independent Mortgage Adviser at McKenzie Financial Services LTD?

With years of industry experience and a wealth of knowledge, Brian has helped countless customers save money and make confident, informed choices when it comes to their mortgage. Whether you're a first-time buyer, moving home, or looking to remortgage, Brian will provide tailored advice to suit your unique needs and guide you through the entire process from start to finish.

Let's work together to find the right mortgage solution for you—get in touch today and take that first step towards a better deal!

Please note:

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

McKenzie Financial Services LTD will pay Rickard 1936 Ltd a referral fee upon the successful completion of any mortgage application.

FLOOR PLAN

This plan is not to scale and is for identification purposes only.

GOOGLE MAPS - GENERAL NOTE

If you are using Google Maps, satellite or Street View please be aware that these may not show any new development in the area of the property.

VIEWING ARRANGEMENTS

BY PRIOR ARRANGEMENT THROUGH OUR MORPETH OFFICE (01670) 513533

05K25AOCH

MORTGAGE

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

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		



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