



Lynn Road | Wallsend | NE28 8QA

**£230,000**

Located on the popular Lynn Road, this beautifully maintained semi-detached home offers generous living space, stylish interiors and a superb layout. Presented to a high standard throughout, the property combines traditional charm with modern finishes, creating a warm and inviting atmosphere from the moment you step inside. The ground floor begins with a welcoming entrance hallway that sets the tone for the rest of the home. To the front, the elegant lounge features a striking bay window which fills the room with natural light and creates a bright, relaxing space ideal for both everyday living and entertaining. The room is finished with contemporary décor and offers excellent proportions. To the rear, the dining room provides a fantastic hub for family meals and social occasions, enhanced by French doors that open directly onto the garden and bring the outdoors in. This space flows effortlessly into the heart of the home, making it perfect for modern living. The kitchen is smartly designed with a range of fitted wall and base units, generous worktop space and room for essential appliances. A large storage cupboard adds excellent practicality and incorporates a useful ground floor WC/cloakroom, a valuable feature for busy households. Upstairs, the property continues to impress with three well-proportioned bedrooms, each offering flexibility for use. The main bedroom is particularly spacious, while the remaining bedrooms are equally versatile and bright. The family bathroom has been finished in a modern style, complete with a shower over the bath, WC and wash basin, creating a sleek and functional space. Externally, the property benefits from a private driveway to the front providing off-street parking. To the rear, the paved garden offers a neat and manageable outdoor area, ideal for relaxing, entertaining or enjoying time with family and friends, all enclosed by perimeter fencing for added privacy.

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### **Semi Detached**

### **Downstairs W.C**

**Lounge With Feature Bay Window**

**Three Good Sized Bedrooms**

**Seperate Dining Room**

**Family Bathroom**

**Block Paved Driveway**

**Enclosed Rear Garden**

For any more information regarding the property please contact us today

ENTRANCE HALLWAY: Part glazed entrance door, double glazed window, stairway to first floor, door to:

Lounge 14'6" x 14'4" (4.43m x 4.36m) Into bay and alcoves: Double glazed window, radiator, feature electric fire, ceiling coving.

Kitchen 18'4" x 8'10" (5.59m x 2.70m) Maximum measurements: Incorporating a range of wall, base and drawer units, sleek worktops, basin with mixer tap, integrated electric hob, integrated electric oven, plumbing for washer, tiled floors, radiator, breakfast bar area with worktop, door to:

WC / Cloakroom: A convenient cloakroom storage area with a door to the downstairs W.C. with frosted double glazed window, radiator, handwash basin, low level cistern W.C, part tiled walls.

Dining Room 10'10" x 18'4" (3.29m x 5.60m) Plus alcove: Currently used as open plan dining/sitting room. Double glazed French doors to garden, radiator, ceiling coving.

Landing: Loft access hatch, door to:

Bathroom 8'4" x 9'3" (2.54m x 2.83m): Tiled floor, part tiled walls, vanity unit basin, low level cistern W.C., radiator, bath with overhead rainfall shower with separate shower head.

Master Bedroom 13'6" x 11'4" (4.11m x 3.45m) Plus storage cupboard: Double glazed window, radiator.

Bedroom 2 11'5" x 9'7" (3.49m x 2.92m): Double glazed window, radiator.

Bedroom 3 11'9" x 8'5" (3.59m x 2.57m): Double glazed window, radiator.

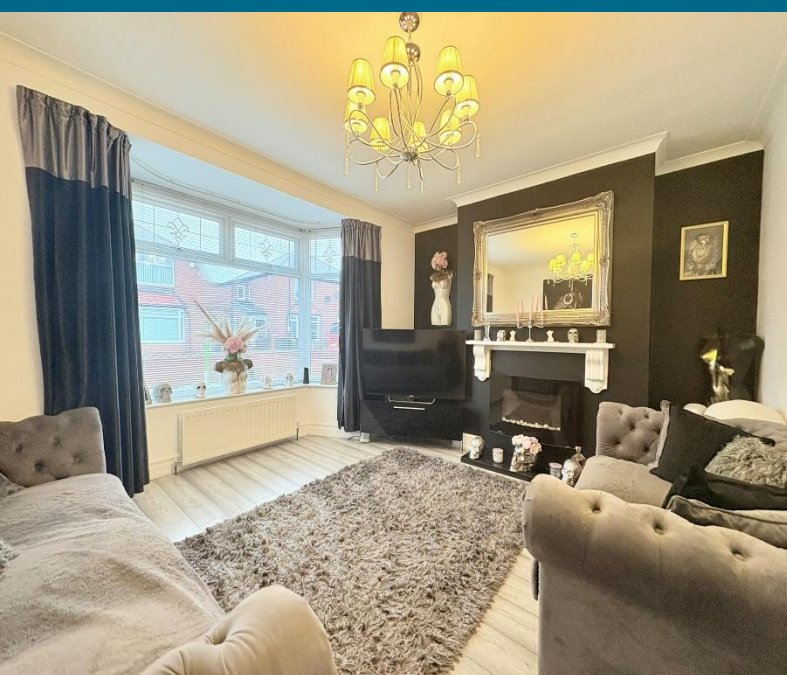
Externally: the property benefits from a private driveway to the front providing off-street parking. To the rear, the paved garden offers a neat and manageable outdoor area, ideal for relaxing, entertaining or enjoying time with family and friends, all enclosed by perimeter fencing for added privacy.

**T: 0191 2463666**

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#### PRIMARY SERVICES SUPPLY

Electricity: Mains  
Water: Mains  
Sewerage: Mains  
Heating: Mains/Gas  
Broadband: Fibre to Premises  
Mobile Signal Coverage Blackspot: No  
Parking: Driveway

#### MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

#### AGENTS NOTE

Exchange must be within 28 days of sale agreed

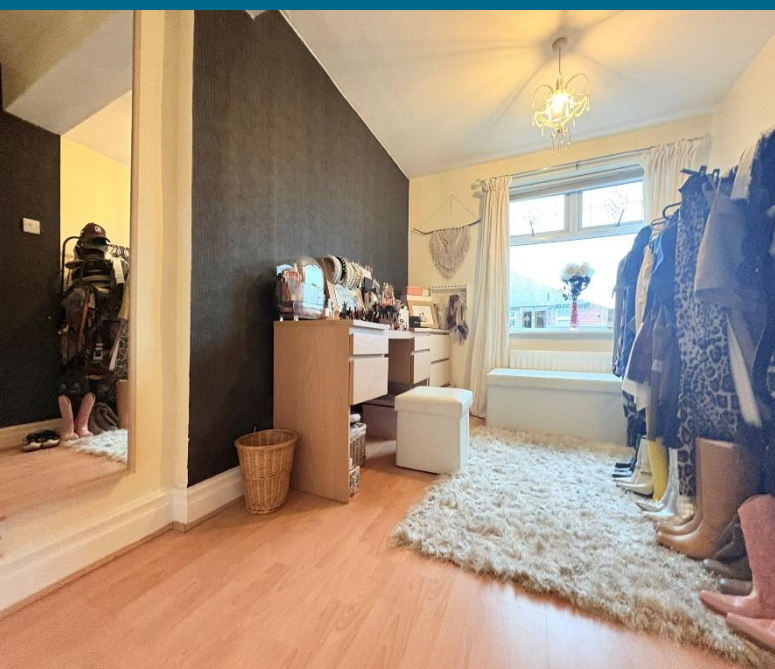
#### TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

#### COUNCIL TAX BAND: B

#### EPC RATING: C

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This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

**Important Note:** Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and 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. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

**Money Laundering Regulations** – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		