

FOR
SALE

8 LYNDHURST ROAD, MONKSEATON NE25 8DS
£389,950



3 BEDROOM HOUSE - SEMI-DETACHED

- THREE BEDROOM SEMI DETACHED HOUSE
- SPACIOUS LOUNGE
- FABULOUS KITCHEN DINER/FAMILY ROOM
- MODERN DOWNSTAIRS SHOWER ROOM
- BEAUTIFUL FAMILY BATHROOM
- FRONT GARDEN & DRIVEWAY PARKING
- PRIVATE REAR GARDEN
- EPC RATING PENDING

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VESTIBULE

HALLWAY

RECEPTION ROOM
12'10 x 11'10

KITCHEN DINER/FAMILY ROOM
26'5 x 18'1

DOWNSTAIRS SHOWER ROOM WC
7'0 x 3'11

LANDING

BEDROOM
11'6 x 12'0

BEDROOM
11'0 x 10'4

BEDROOM
7'3 x 7'1

BATHROOM WC
7'6 x 7'3

FRONT GARDEN

REAR GARDEN

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Situated in a highly sought-after residential area of Monkseaton, this beautifully presented three-bedroom semi-detached home offers an appealing blend of contemporary style and period charm. Immaculately maintained throughout, the property provides generous proportions, a superb layout, and excellent condition, making it ideal for a wide range of buyers.

The property opens with a welcoming entrance hallway, featuring wood style flooring and access to the main living spaces. The elegant reception room is front-facing and spacious, with a bay window allowing plenty of natural light, alongside a feature fireplace creating a cosy focal point.

To the rear, the contemporary kitchen diner is designed for modern living, featuring a central island with breakfast bar, space for a larger dining table and feature log burning fire. There is a wide range of units with contrasting worktops, integrated appliances, space for range oven and chimney hood. The kitchen flows into a downstairs shower room WC with low-level WC.

The first floor comprises three stylish bedrooms, one with fitted wardrobes. Two are doubles, while the third offers flexibility. The beautiful family bathroom includes an P-shaped bath with shower over, vanity wash basin and low level WC.

Externally, there is a front garden with driveway parking and access to the rear. The stunning rear garden is superbly landscaped with a artificial lawn, raised beds and stone-paved patios, ideal for outdoor seating and entertaining.

Monkseaton is a popular suburb known for its strong community feel, well-regarded schools, and excellent transport links, including the Metro offering easy access to Newcastle city centre and surrounding areas. A variety of local shops, cafés, and amenities are all within easy reach.

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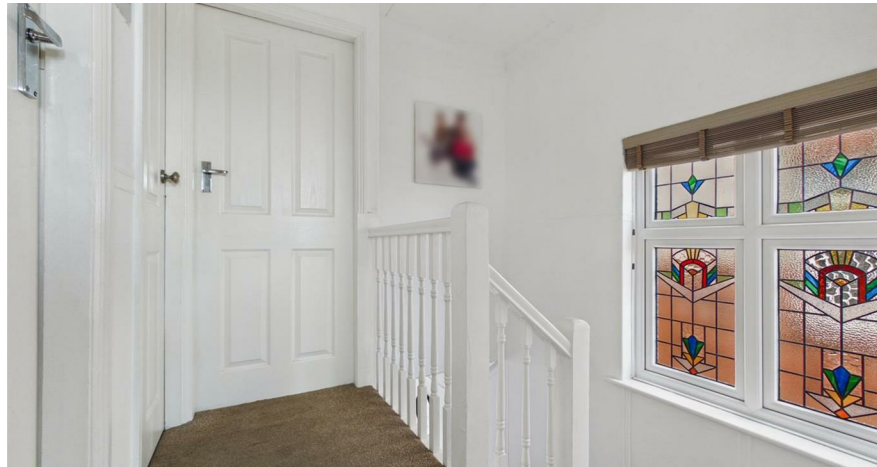
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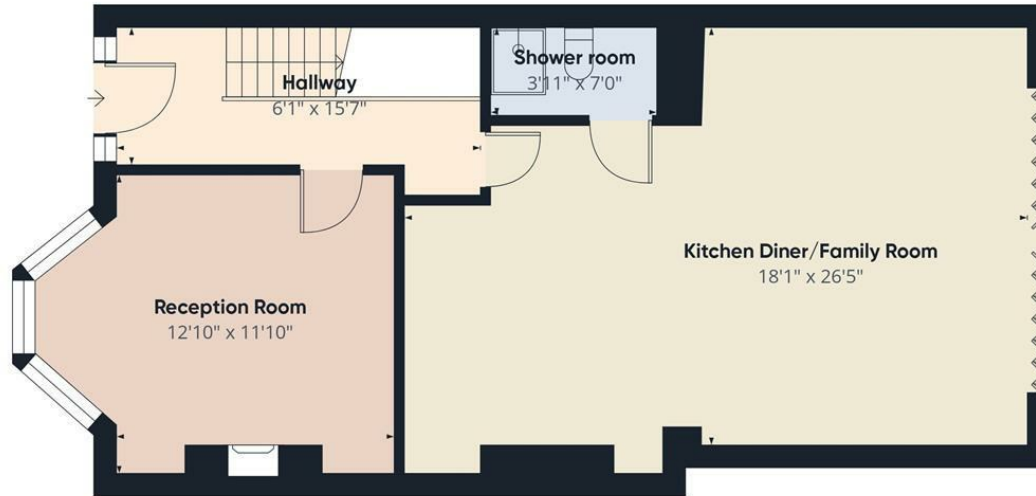


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Floor 0



Floor 1



Approximate total area⁽¹⁾
1107 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

England & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		

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