SIGNATURE

NORTH EAST

CREATING MOVES, BUILDING RELATIONSHIPS,

Exceeding Expectations



FOR SALE

Queen Street

LYNEMOUTH, MORPETH, NE61 5XF

OFFERS OVER

£175,000

3 BEDROOMS · 2 BATHROOMS · 2 RECEPTIONS

WEARESIGNATURE.CO.UK

THE PROPERTY

Queen Street, Lynemouth

OFFERS OVER £175,000 · FREEHOLD

Signature North East are delighted to welcome this three-bedroom semi-detached home to the market, ideally located in Lynemouth. Situated close to the beautiful Northumberland coastline, the property enjoys access to scenic coastal walks and a peaceful village setting. A range of local amenities are nearby, while Newbiggin-by-the-Sea offers a charming seaside atmosphere with shops, cafés and a promenade. Ashington is also just a short drive away, providing further retail, leisure facilities and transport links, making this an excellent location for a variety of buyers.

Upon entering, you are welcomed into a central hallway with access to a convenient ground floor W.C. The spacious living room offers ample room for furnishings and features a charming central fireplace, with sliding doors leading out to the rear garden. The living room opens into a dining area, comfortably accommodating a large dining table, ideal for entertaining. The dining space leads through to the kitchen, fitted with a range of base and wall units, generous worktop space, and access to the rear garden.

To the first floor are three well-proportioned bedrooms. Bedrooms one and two can easily accommodate double beds and additional furnishings, with bedroom two benefiting from built-in wardrobes. Bedroom three is suitable for a single bed and further furnishings, making it ideal as a nursery or home office. The bathroom completes the floor, featuring a bathtub with overhead shower, hand basin and W.C.

Externally, the property benefits from a large rear garden, mainly laid to lawn with additional patio and gravelled areas, perfect for outdoor seating. To the front, there is off-street parking and a garage, providing added convenience and storage.





KEY FEATURES

- Three-bedroom semi-detached home in Lynemouth near the coast
- Close to local amenities, Newbiggin-by-the-Sea & Ashington
- Living room with fireplace & garden access
- Dining area leading to a well-equipped kitchen
- Three bedrooms, including two doubles & a versatile third
- Large rear garden, plus off-street parking & garage
- Council Tax Band B
- EPC Rating C









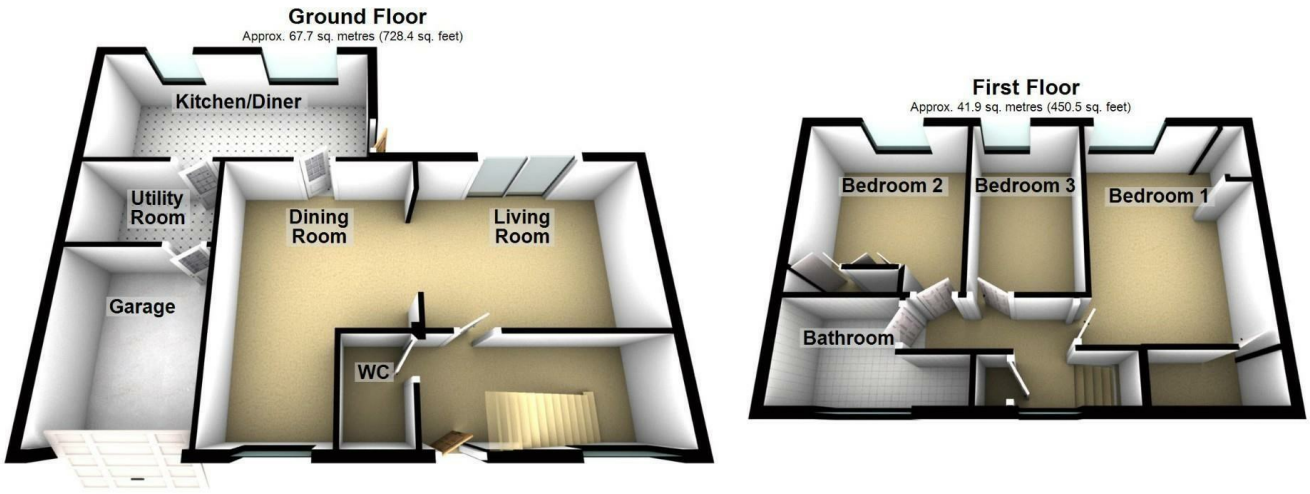


ACCOMMODATION

Room Dimensions

Living Room	3.21 x 4.33 (10'6" x 14'2")	Bedroom One	4.14 x 3.25 (13'6" x 10'7")
Kitchen	2.43 x 5.47 (7'11" x 17'11")	Bedroom Two	3.33 x 2.96 (10'11" x 9'8")
Dining Area	5.11 x 3.59 (16'9" x 11'9")	Bedroom Three	3.26 x 2.04 (10'8" x 6'8")
W.C	1.19 x 1.8 (3'10" x 5'10")	Bathroom	1.69 x 3.20 (5'6" x 10'5")

FLOOR PLAN



Total area: approx. 109.5 sq. metres (1178.9 sq. feet)

Please be advised the floorplans are not drawn to scale and are to be used to give an idea of the layout of the property.
Plan produced using PlanUp.

CREATING MOVES, BUILDING RELATIONSHIPS,
Exceeding Expectations
WEARESIGNATURE.CO.UK · OPEN 24/7

SIGNATURE
NORTH EAST

These particulars are a guide only and do not form part of any offer or contract. Measurements are approximate. Signature North East Limited · Company No. 08183094 · Member of The Property Ombudsman.