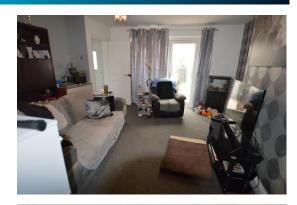


NEVILLE SQUARE LYNEMOUTH

A spacious three-bedroom end terraced house situated on Neville Square, Lynemouth. The property is offered with double glazing and gas central heating. The accommodation briefly comprises: Entrance hall, lounge, kitchen, conservatory, first floor landing, three bedrooms and bathroom/w.c. Externally there is a good sized front garden and yard to rear with gates for off street parking.

To arrange your viewing contact Ashington on 01670 850850



ASKING PRICE £ 85,000



ROOK MATTHEWS SAYER

NEVILLE SQUARE

LYNEMOUTH

ACCOMMODATION COMPRISES:

ENTRANCE

UPVC Entrance Door

HALLWAY

Stairs to first floor landing, double radiator

LOUNGE 13'0 (3.96) x 14'0 (4.27)

Double glazed window to front, double radiator, television point, telephone point, double doors to front

KITCHEN 16'5 (5.00) x 7'11 (2.41)

Double glazed window to rear, range of wall, floor and drawer units with co-ordinating roll edge work surfaces, stainless steel sink and drainer with mixer tap, tiled splash backs, built in electric oven, electric hob with extractor fan above, double radiator, space for fridge/freezer, plumbed for washing machine, laminate flooring, double glazed door to rear

CONSVERVATORY

Dwarf wall, laminate flooring, double doors to rear

FIRST FLOOR LANDING

Double glazed window to side, loft access

LOFT

Boarded, pull down ladders, lighting and power

BEDROOM ONE 10'0 (3.05) X 13'11 (4.24)

Double glazed window to front, single radiator, television point, laminate flooring

BEDROOM TWO 8'9 (2.67) X 9'11 (3.02)

Double glazed window to rear, single radiator, laminate flooring

BEDROOM THREE 7'5 (2.26) X 9'8 (2.95)

Double glazed window to front, single radiator, laminate flooring

BATHROOM/WC

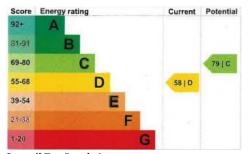
3 piece white panelled bath, shower over electric, pedestal hand basin, low level w/c, double glazed window to rear, spot lights, heated towel rail, cladding to walls and ceiling

FRONT GARDEN

Laid mainly to lawn, fencing surrounds, block paved

TENURE

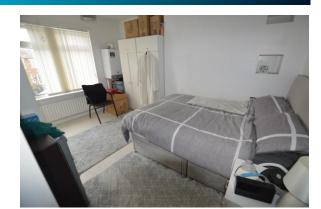
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser



Council Tax Band: A

EPC Rating: D

AS00009448/AF/DS/17/05/2023/V.1









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.

16 Branches across the North-East

