



Dalton Avenue | Lynemouth | NE61 5TD

Very well presented 2 bedroom mid terraced house in Lynemouth close to local shops. The property briefly comprises of a large living room, fitted kitchen and bathroom on the ground floor with two double bedrooms to the first floor. Externally there is large well kept front garden laid mainly to lawn and a rear yard. Viewing recommended.

£70,000

ROOK
MATTHEWS
SAYER



2



1



1

Two Bedrooms

Spacious Living Room

Mid Terrace House

Ground Floor Bathroom

Large Lawned Garden

Council Tax Band: A

For any more information regarding the property please contact us today

PROPERTY DESCRIPTION:

ENTRANCE HALLWAY

Part glazed composite entrance door, stairs to first floor landing.

LOUNGE 13'7 (4.15) plus alcove x 15'7 (4.75)

Double glazed window to front, 2 single radiators, built in storage cupboard, television point, coving to ceiling.

KITCHEN 13'0 (3.96) x 8'2 (2.48)

Double glazed window to rear, double radiator, range of wall and floor units with co ordinating roll edge work surfaces, tiled splash backs, built in electric fan assisted oven, gas hob with extractor fan above, space for fridge/freezer, plumbed for washing machine, tiling to floor.

FIRST FLOOR LANDING

Double glazed window to rear.

BEDROOM ONE 15'11 (4.85) x 9'1 (2.77)

Double glazed window to front, double radiator.

BEDROOM TWO 9'4 (2.84) down to 6'1 (1.85) x 12'0 (3.66)

Double glazed window to front, double radiator

BATHROOM/WC

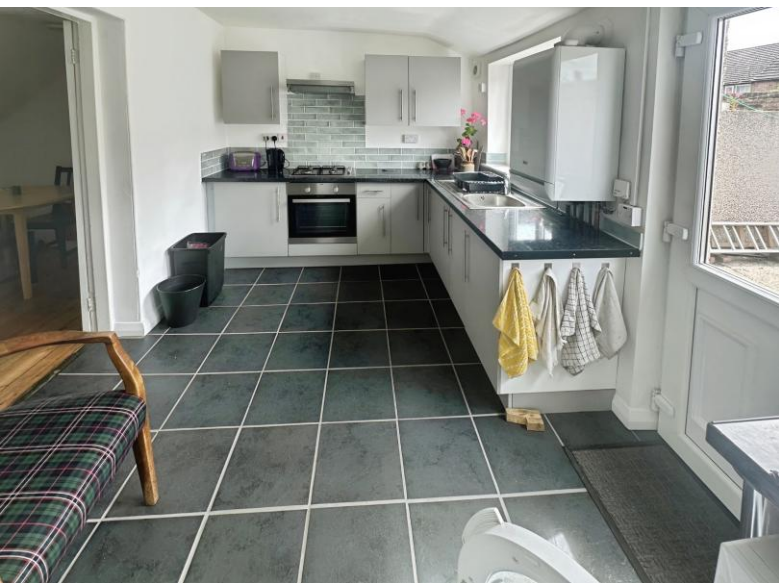
3 piece suite comprising mains shower over panelled bath, low level WC, wash hand basin (set in vanity unit), double glazed window to rear, double radiator, part tiling to walls, tiled flooring.

FRONT GARDEN

Laid mainly to lawn, bushes and shrubs, paved area.

PRIVATE YARD TO REAR

Outhouse



PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Gas
Broadband:
Mobile Signal Coverage Blackspot: No
Parking: Driveway

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: E

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01670850850

ashington@rmsestateagents.co.uk

ROOK
MATTHEWS
SAYER



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		

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



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