



11 Lyndon Avenue

New Hartley, Whitley Bay NE25 0RX

- Semi Detached House
 - 15ft Lounge
 - 2 Bedrooms
 - Front & Rear Gardens
- Good Location
- 13ft Fitted Kitchen
- Bathroom/w.c.
- Driveway

£145,000





ML Estates are delighted to offer for sale this Semi Detached house situated in the heart of New Hartley. The home presents excellent First Time Buyer accommodation or those looking to downsize. Situated close to local amenities including New Hartley First School and the newly opened Northumberland Train Line.

Briefly comprising, Entrance Hallway with stairs to first floor, Lounge with feature fire surround and storage cupboard, Fitted Kitchen with a range of wall and floor units and contrasting work surfaces incorporating stainless steel sink unit, door opening to rear garden. To the first floor there are 2 bedrooms and a Bathroom comprising panelled bath, wash handbasin, low level w.c.

Externally there is a garden to the front and driveway offering off street parking. Whilst to the rear there is a further garden mainly laid to lawn.

There is UPVC double glazing. and gas central heating.

RECEPTION HALLWAY

LOUNGE

15'10 x 10'2

KITCHEN

13'9 x 6'11

FIRST FLOOR LANDING

BEDROOM ONE

11'7 x 11'0

BEDROOM 2

11'2 x 8'4

BATHROOM/W.C



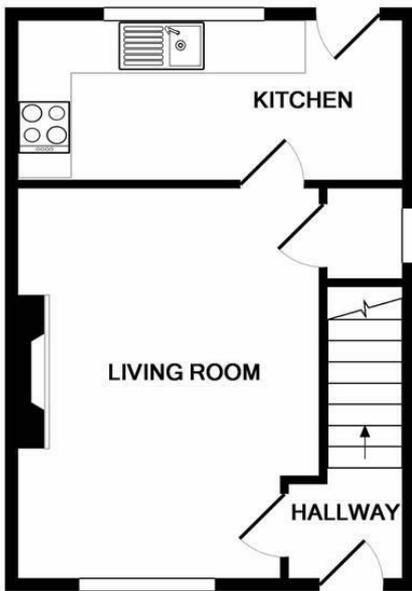
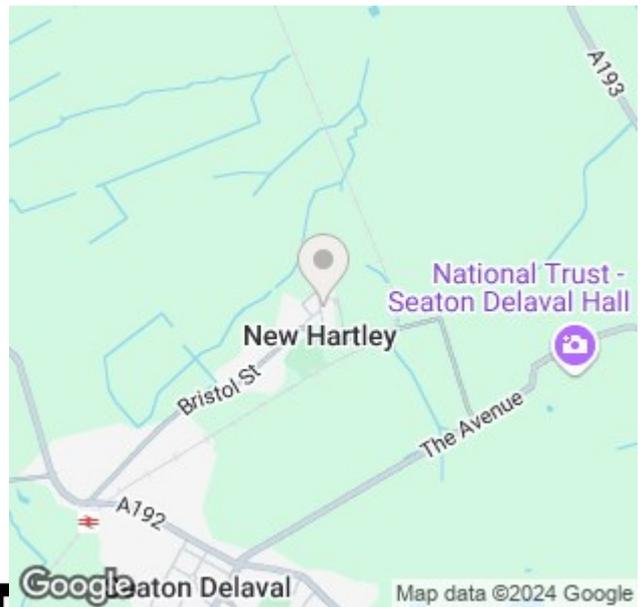




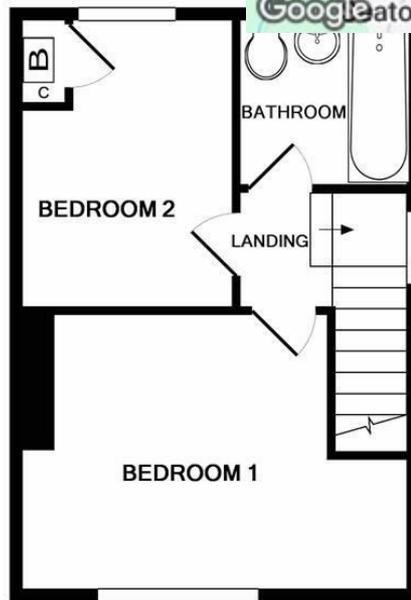
Local Authority northumberland County Council
Council Tax Band A
EPC Rating D
Tenure Freehold

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	86
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
68	
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	
EU Directive 2002/91/EC	



GROUND FLOOR
 APPROX. FLOOR
 AREA 317 SQ.FT.
 (29.5 SQ.M.)



1ST FLOOR
 APPROX. FLOOR
 AREA 316 SQ.FT.
 (29.3 SQ.M.)



TOTAL APPROX. FLOOR AREA 633 SQ.FT. (58.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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