



Lysdon Avenue, New Hartley NE25 0RX

Offers Over £117,500

Occupying a pleasant position within the popular village of New Hartley, this well-proportioned two-bedroom semi-detached home offers generous accommodation, private gardens and driveway parking. The property briefly comprises an entrance hall, bright and spacious living room with feature fireplace, fitted kitchen with access to the rear garden, two genuine double bedrooms and a family bathroom. Externally there is off-street parking to the front and an enclosed rear garden with patio, lawn and timber shed. New Hartley continues to be a sought-after village, appreciated for its semi-rural setting whilst remaining exceptionally convenient. Excellent transport links provide easy access to Whitley Bay, Seaton Delaval, Cramlington and Newcastle, while nearby schools, local shops, countryside walks and the beautiful Northeast coastline are all within easy reach.



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Two-Bedroom Semi-Detached

Popular New Hartley Location

**Bright And Generous Living Room
with Feature Fireplace**

**Fitted Kitchen with Direct Access to
the Garden**

**Enclosed Rear Garden with Patio
and Lawn**

Well Proportioned Bedrooms

**Private Driveway Providing Off-
Street Parking**

Three-Piece Bathroom Suite

For any more information regarding the property please contact us today

ENTRANCE HALL: 6'3" x 4'8" (1.91m x 1.42m) Entrance door, staircase to first floor, door to:

LIVING ROOM: 15'1" x 11'5" (4.60m x 3.48m) Double glazed front window, feature fireplace with decorative surround and hearth, radiator, decorative ceiling rose, under stairs storage cupboard, door to:

KITCHEN: 14'8" x 6'3" (4.47m x 1.91m) Double glazed rear window, double glazed rear access door, fitted wall and base units, work surfaces, sink and drainer unit with mixer tap, integrated electric oven, four-ring gas hob with cooker hood, tiled splashbacks, plumbing for washing machine, space for American-style fridge freezer, radiator, tiled flooring.

FIRST FLOOR LANDING: Loft access, double glazed side window, door to:

BEDROOM ONE: 14'9" x 10'4" (4.50m x 3.15m) Double glazed front window, radiator.

BEDROOM TWO: 11'1" x 8'2" (3.38m x 2.49m) Double glazed rear window, radiator, fitted wardrobes and drawers providing excellent storage, built in storage cupboard.

BATHROOM: 6'4" x 6'1" (1.93m x 1.85m) Obscured double glazed window, panelled bath with shower over, pedestal wash hand basin, low level W.C, part tiled walls, radiator.

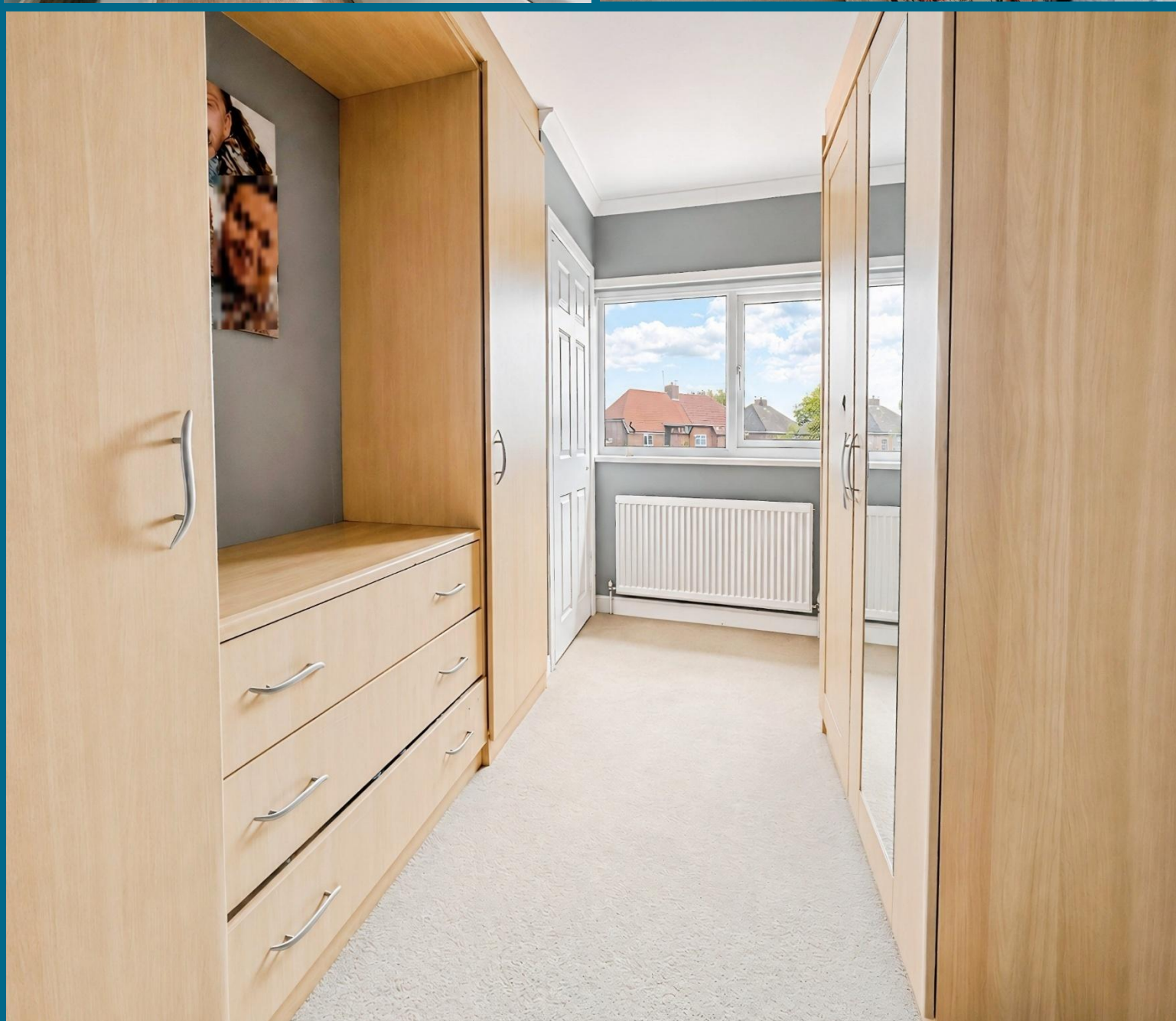
EXTERNALLY: Private block paved driveway providing off-street parking, gravelled front garden. Enclosed rear garden incorporating a patio seating area, lawn, established borders, timber fencing and timber shed.

T: 0191 2463666

Branch whitleybay@rmsestateagents.co.uk

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Sayer

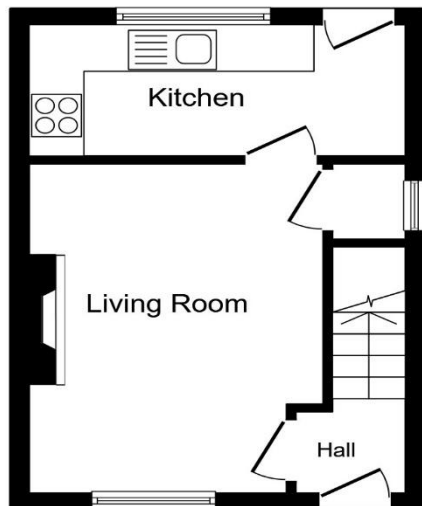




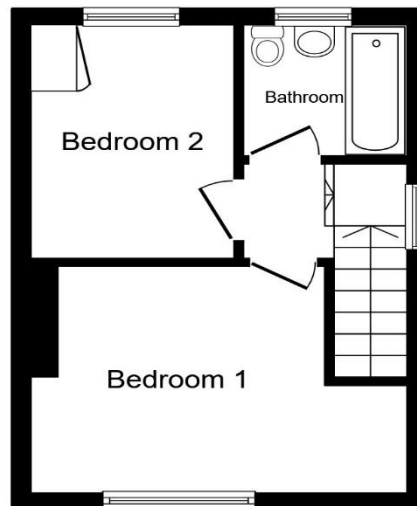
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Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

PRIMARY SERVICES SUPPLY

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

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

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

WB3947 TJ.DB.03.08.2026

Agents Note: "Please note that a non-refundable AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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.

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 as any authority to make or give any representation or warranty whatever in relation to this property.

