



## St Aidan's Church Lynemouth

An outstanding stylish property offering spacious accommodation, fully re-furbished and available with no upper chain. St Aidan's Church in Lynemouth is a fabulous property close to the Northumberland coastline and countryside offering access to neighbouring towns.

Originally a church now converted into modern houses this would appeal to buyers wanting something a little different. Briefly comprising of: entrance hall, spacious lounge, downstairs w/c, utility, study and a contemporary modern kitchen/diner with doors leading to the rear garden. To the first floor there are four bedrooms, the master with en-suite and a modern family bathroom. Externally there is a private rear garden.

To view this amazing property call Ashington on 01670 850 850.

# £145,000

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# St Aidan's Church Lynemouth

## PROPERTY DESCRIPTION

### ENTRANCE

UPVC double glazed entrance door.

### GROUND FLOOR CLOAKS/W.C

Low level w.c, pedestal wash hand basin, extractor fan, spotlights.

### LOUNGE 13'1 (3.99) x 12'10 (3.91)

Three double glazed velux windows to front, single radiator, TV point, telephone point.

### STUDY 12'2 (3.71) x 9'2 (2.79)

Double glazed velux window to front, single radiator.

### KITCHEN 13'0 (3.76) x 18'3 (5.56)

Double glazed velux window to rear, two single radiators, range of wall, floor and drawer units with coordinating roll edge work surfaces, stainless steel sink and drainer unit with mixer tap, built in electric fan assisted oven, electric hob with extractor fan over, space for fridge freezer, spotlights, double glazed door to rear garden.

### UTILITY ROOM

Plumbed for washing machine, laminate floor.

### BEDROOM ONE 12'6 (3.81) x 11'9 (3.58)

Skylight to front, single radiator, TV point.

### EN-SUITE

Low level w.c, pedestal wash hand basin, cladding to walls, extractor fan, shower cubicle with mains shower, lino to floor.

### BEDROOM TWO 12'1 (3.68) x 12'1 (3.68)

Double glazed window to front, single radiator, spotlights.

### BEDROOM THREE 12'11 (3.94) x 9'8 (2.95)

Double glazed window to rear, single radiator, spotlights.

### BEDROOM FOUR 7'7 (2.31) x 9'10 (2.99)

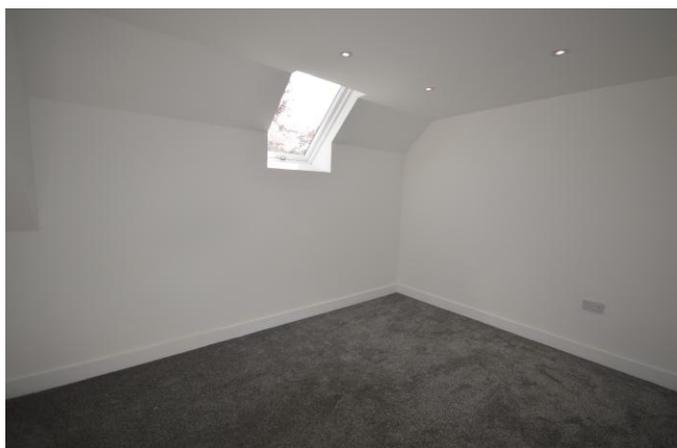
Single radiator.

### BATHROOM

Panelled bath, pedestal wash hand basin, low level w.c, spotlights, heated towel rail, cladding to walls, extractor fan.

### EXTERNALLY

Garden to the front, mainly laid to lawn, fencing, garden to rear.



**PRIMARY SERVICES SUPPLY**

Electricity: Mains  
 Water: Mains  
 Sewerage: Mains  
 Heating: Electric  
 Broadband: Fibre  
 Mobile Signal Coverage Blackspot: No  
 Parking: Allocated parking space, communal parking.



**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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**COUNCIL TAX BAND: C**  
**EPC RATING: C**



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