



# Limekiln Court

## Wallsend, NE28 6QH

We are pleased to offer for sale this three bedroom, semi-detached home, situated on Limekiln Court, Wallsend. The accommodation comprises; entrance porch, lounge, dining area and kitchen. To the first floor there are three bedrooms master with en-suite and a bathroom/WC. Externally there is a lawned garden to front with a single drive leading to a single garage and a paved garden to rear. The property is offered with immediate vacant possession and would make an ideal family home, early viewing is advised.



### Asking Price £174,950



0191 257 6823

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### Entrance Porch

Via double glazed door, door to:

### Lounge

Two radiator and double glazed window.



### Kitchen Area

Matching base and wall units with work surfaces over, stainless steel sink and drainer with mixer tap, built in oven, four ring gas hob, extractor fan over. Double glazed window and double glazed door to side.



### Dining Area

Laminate flooring, radiator, double glazed patio doors to rear and stairs to first floor.



### First Flooring

Built in cupboard and loft access.

### Bedroom One

Radiator and double glazed window.



### En-suite

Shower cubicle, hand wash basin and low level WC. Part tiled, extractor fan and frosted double glazed window.



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### Bedroom Two

Radiator and double glazed window.



### Bedroom Three

Radiator and double glazed window.



### Bathroom

Three piece bathroom suite comprising; panelled bath, pedestal hand wash basin and low level WC. Part tiled, radiator and frosted double glazed window.



### Garage

Up and over door, electric car charging point, power point and light.

### Front

Laid to lawn, single drive leading to single garage.

### Rear Garden

Paved with access to the front and outside tap.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

Please Note: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.

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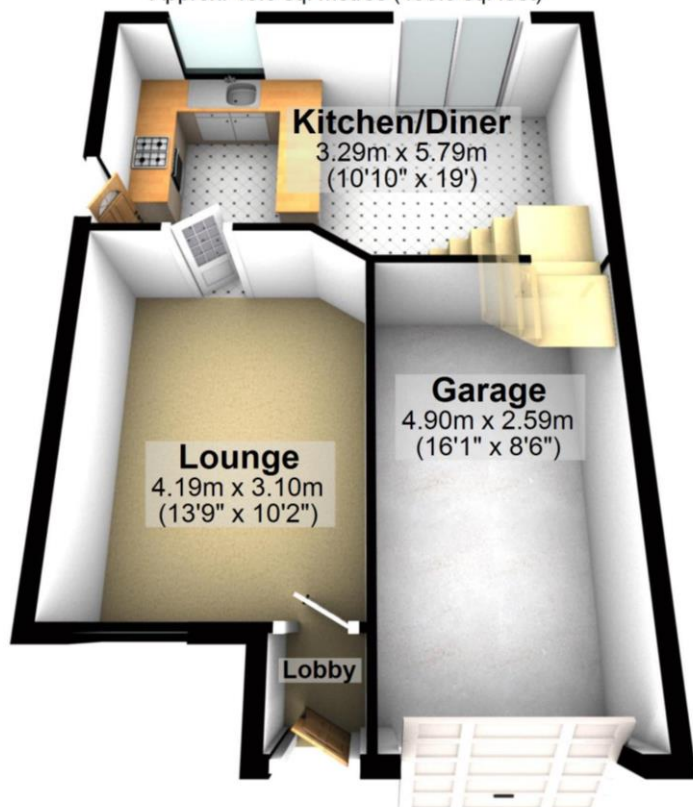
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## Ground Floor

Approx. 45.6 sq. metres (490.5 sq. feet)



## First Floor

Approx. 40.9 sq. metres (440.1 sq. feet)



Total area: approx. 86.5 sq. metres (930.5 sq. feet)

### Thinking of Moving?

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- Sell your home
- Arrange a mortgage
- Select a local solicitor

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The floor plan is for illustrative purposes and is not to scale. Where measurements are shown, these are approximate and should not be relied upon. Sanitary ware and kitchen fittings are representative only and approximate to actual position, shape and style. No liability is accepted in respect of any consequential loss arising from the use of this plan.

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