

## 2 Limekiln Court , Wallsend, NE28 6QH

\*\* This property is currently marked as "Sale Agreed," and no additional viewings will be conducted. We welcome inquiries from anyone looking to sell their property and interested in obtaining one of our "Gone" boards. Please feel free to contact us. \*\*

\*\* WELL PRESENTED \*\* THREE BEDROOM SEMI DETACHED HOUSE \*\* EN-SUITE TO MASTER \*\*

\*\* THREE DOUBLE BEDROOMS \*\* KITCHEN/DINING ROOM \*\* CONVERTED GARAGE \*\*

\*\* CLOSE TO LOCAL SCHOOLS, BUS SERVICES & METRO STATION \*\* CUL-DE-SAC LOCATION \*\*

\*\* FREEHOLD \*\* COUNCIL TAX BAND B \*\* ENERGY RATING C \*\*

Offers Over £195,000



- Freehold
- En-Suite To Master
- Driveway Parking
- Semi Detached House
- Lovely Rear Garden
- Council Tax Band B
- Three Double Bedrooms
- Converted Garage
- Energy Rating C

### ENTRANCE

Timber door into entrance lobby, leading into...

### LIVING ROOM

13'5" x 10'0" (4.09 x 3.05)

Double glazed window, radiator, decorative coving and laminate flooring.

### BREAKFASTING KITCHEN

19'5" x 10'8" max (5.92 x 3.25 max)

A great room with a dining area to one side and access via French doors to the rear garden. The kitchen area has a double glazed window, part tiled walls and tiled flooring, floor and wall units, counters and sink, built in oven and hob with an extractor hood over, plumbed for washing machine.

### FAMILY ROOM

10'10" x 7'11" (3.30 x 2.41)

Formally the garage and easily reverted if necessary, this room has been converted to a family room and has laminate flooring and a radiator.

### STAIRS TO FIRST FLOOR

leading to...

### LANDING

Cupboard, Leading to...

### MASTER BEDROOM

12'9" x 10'2" (3.89 x 3.10)

Double glazed window, radiator, laminate flooring, access to...

### EN-SUITE SHOWER ROOM

2'10" x 7'11" (0.86 x 2.41)

Double glazed window, radiator, tiled walls, fitted with a WC and shower cubicle.

### BEDROOM 2

8'2" x 8'5" (2.49 x 2.57)

Double glazed window, radiator, laminate flooring and sliding door wardrobe.

### BEDROOM 3

7'9" x 10'2" (2.36 x 3.10)

Double glazed window, radiator and laminate flooring.

### FAMILY BATHROOM

8'2" x 6'6" (2.49 x 1.98)

Double glazed window, ladder style radiator, tiled walls and floor, fitted with WC, wash hand basin set in vanity unit and bath

### EXTERNAL

There is a garden to the front with driveway parking. The rear is particularly attractive and has rear access with decking and patio area.

### Material Information

#### BROADBAND AND MOBILE:

At the time of marketing we believe this information is correct, for further information please visit <https://checker.ofcom.org.uk>

Various factors can affect coverage,

such as being close to large trees or buildings when outdoors, or the thickness of walls if you're inside a building. This means there may be differences between the coverage prediction and your experience.

EE - Good outdoor and in-home

O2- Good outdoor

Three- Good outdoor, variable in-home

Vodafone - Good outdoor

We recommend potential purchasers contact the relevant suppliers before proceeding to purchase the property.

#### FLOOD RISK:

Yearly chance of flooding:

Surface water: Very low.

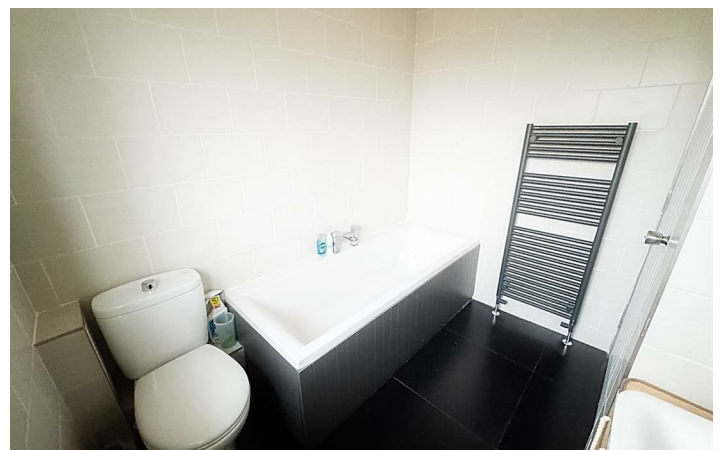
Rivers and the sea: Very low.

#### CONSTRUCTION:

Traditional

This information must be confirmed via your surveyor and legal representative.

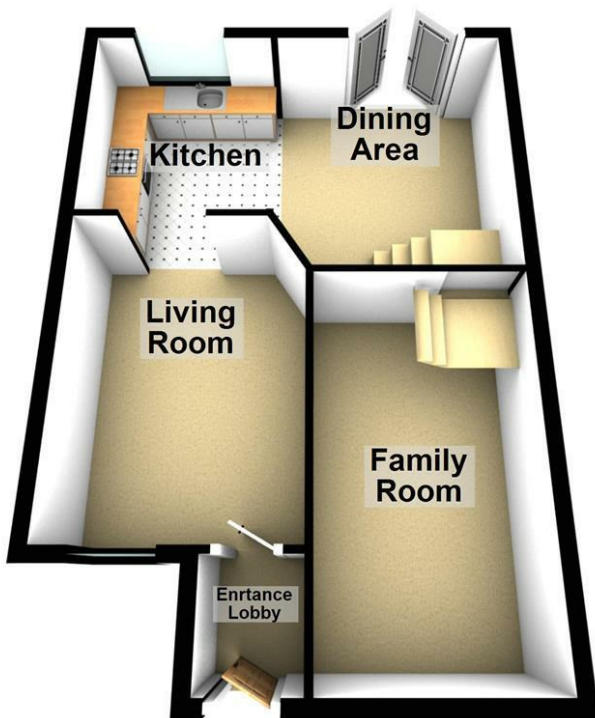






# Floor Plan

## Ground Floor



## First Floor



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		75	85
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	