



6 Lilac Road

Walkerville, Newcastle Upon Tyne, NE6 4TL

CHAIN FREE • SOME UPDATING REQUIRED • POPULAR LOCATION • DECEPTIVELY SPACIOUS

THREE BEDROOM MID TERRACED HOUSE • GARAGE • REAR YARD • GREAT FAMILY HOME

CLOSE TO LOCAL AMENITIES, SCHOOLS AND TRANSPORT LINKS • WALLSEND METRO 0.4 MILES

WESTERN PRIMARY SCHOOLS 0.3 MILES • SEGADUNUM ROMAN FORT 0.6 MILES

COUNCIL TAX BAND A • ENERGY RATING TBC • FREEHOLD

Offers Over £170,000



- Chain Free

- Great Size Family Home

- Council Tax Band A

Entrance
Composite door into inner lobby and door into hallway.

Hallway

Radiator. Access to lounge, dining room, kitchen and stairs to first floor landing.

Lounge

13'4" x 12'6" into bay (4.07 x 3.83 into bay)
Double glazed bay window, radiator, electric fire and coving to ceiling.

Dining Room

12'6" x 11'8" (3.83 x 3.58)
Double glazed window, radiator, electric fire and coving to ceiling.

Kitchen

13'6" max x 8'4" (4.13 max x 2.56)
Storage cupboard, double glazed window, Double glazed door into rear garden, access to garage. Fitted with range of wall and base units with countertops, sink.

Garage

20'5" x 9'1" (6.24 x 2.79)
Double doors into rear lane, electric supply and light. Plumbing for washing machine.

Landing

Access to bathroom, WC and bedrooms. Two loft hatches.

- Some updating Required

- Three Bedroom Mid Terraced House

- Energy Rating TBC

Bathroom
8'3" x 5'5" (2.53 x 1.67)
Double glazed window, radiator. Comprising bath, separate shower cubicle and wash hand basin.

Separate WC

3'11" x 2'9" (1.21 x 0.86)
Double glazed window and WC .

Bedroom 1

14'1" x 10'8" into robe (4.30 x 3.26 into robe)
Double glazed window, radiator, fitted wardrobes and coving to ceiling.

Bedroom 2

11'8" into robe x 11'7" (3.57 into robe x 3.55)
Double glazed window, radiator and fitted wardrobes,

Bedroom 3

10'6" x 6'4" (3.22 x 1.94)
Double glazed window and radiator.

External

To the front of the property there is a small walled garden and on street parking available. To the rear there is a yard and gated access to rear lane.

Para - Material Information

BROADBAND AND MOBILE:

At the time of marketing we believe this information is correct, for further information please visit

- Close to Local Amenities, Transport Links and Schools

- Garage

- Freehold
<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, variable in-home

If you're struggling to make phone calls indoors, consider using Wi-Fi calling, where your mobile phone uses a broadband connection to make calls and text messages.

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

FLOOD RISK:

Yearly chance of flooding:

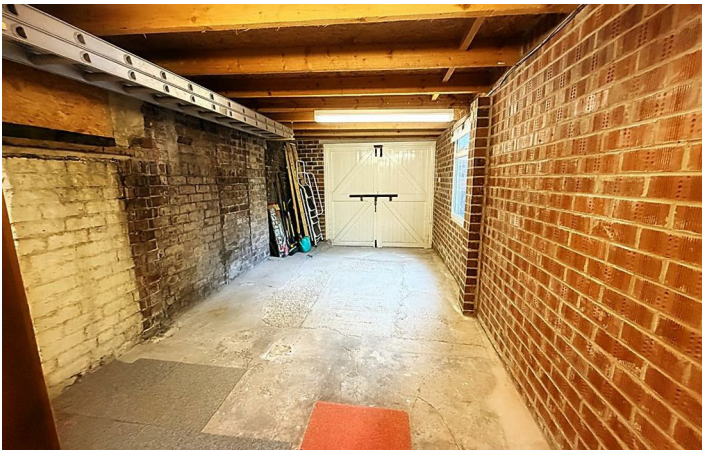
Surface water: Very low.

Rivers and the sea: Very low.

CONSTRUCTION:

Traditional

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









Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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		