



## 18 Timlin Gardens , Howdon, NE28 0AT

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.

\*\* GREAT FIRST TIME BUY \*\* TWO BEDROOM SEMI DETACHED HOUSE \*\* CUL-DE-SAC LOCATION \*\*

\*\* OFF STREET PARKING FOR TWO VEHICLES \*\* LOVELY PRIVATE GARDEN TO REAR \*\* CHAIN FREE \*\*

\*\* MODERN KITCHEN & BATHROOM & ADDITIONAL WC \*\* 0.3 MILE FROM HOWDON METRO \*\*

Price £130,000



- Semi Detached House - Two Bedrooms
- Lovely Private Rear Garden
- Freehold

**Porch**

Double glazed entrance door with windows to side, tiling to floor, inner door leading into the lobby.

**Lobby**

Stairs to the first floor landing, radiator.

**Lounge**

11'4" x 11'1" (3.46 x 3.39)

Double glazed bay window, fireplace with electric fire, panelling and spotlights to ceiling, laminate flooring, cupboard and radiator.

**Kitchen**

16'2" x 6'10" (4.93 x 2.09)

Fitted with a modern range of wall and base units with work surfaces over, integrated oven and hob with extractor hood over, single drainer sink unit. Double glazed window, panelling and spotlight to ceiling, tiling to floor, vertical radiator.

**Rear Lobby**

Double glazed door leading to the rear garden, tiling to floor.

**Bathroom**

6'9" x 5'5" (2.05 x 1.65)

Fitted with a three piece suite comprising bath with shower over, low level WC and wash hand basin.

- Modern Kitchen & Bathroom
- Nearby Metro Station
- Council Tax Band A

Double glazed window, tiling to walls and floor, panelling and spotlights to ceiling, ladder style radiator.

**Landing**

Double glazed window.

**WC**

WC, wash hand basin, tiling to walls and floor, panelling and spotlights to ceiling.

**Bedroom 1**

12'11" to robe x 9'4" (3.94 to robe x 2.85)

Double glazed window, built-in sliding door wardrobe, radiator.

**Bedroom 2**

Double glazed window, radiator.

**External**

Externally the front garden is paved and provides off street parking for two vehicles. There is a lovely private garden to the rear which has lawn, decking and planted beds.

**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>

EE-Good outdoor and in-home

- On Site Parking For Two Vehicles
- Ideal First Time Buy
- Energy Rating D

O2-Good outdoor

Three-UK-Good outdoor and in-home

Vodafone-Good outdoor, variable in-home

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

**FLOOD RISK:**

Yearly chance of flooding:

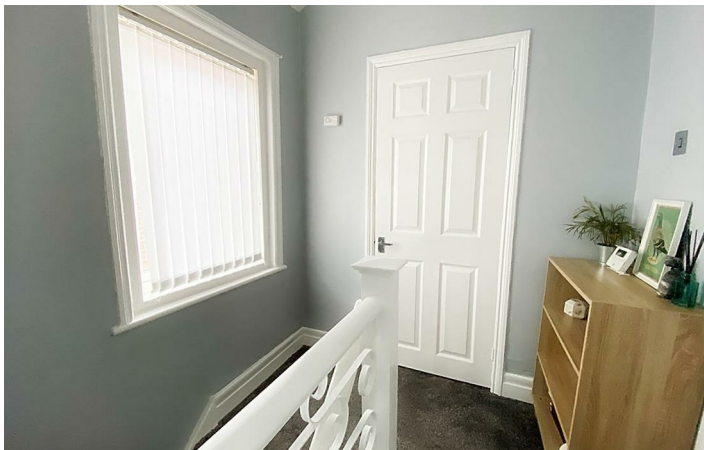
Surface water: Very low.

Rivers and the sea: Very low.

**CONSTRUCTION:**

Traditional

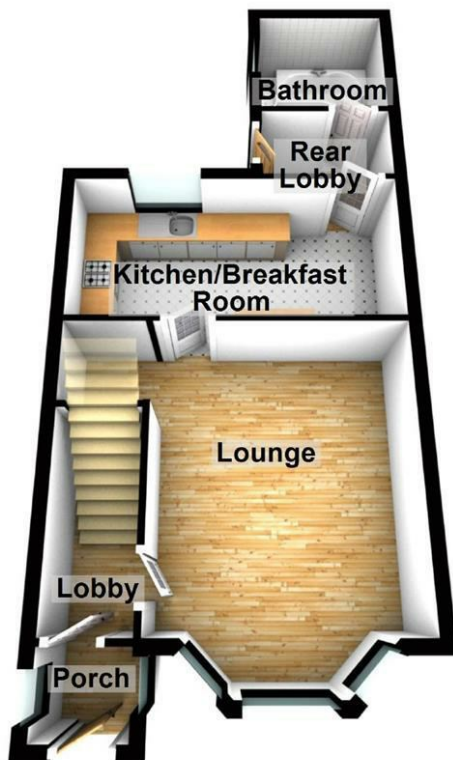
This information must be confirmed via your surveyor and legal representative.





## 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
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>81</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>63</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	