



Great Lime Road | Forest Hall | NE12 7DQ

Offers Over £280,000

Presenting a well-appointed dormer bungalow occupying a generous plot and offering a perfect blend of space and comfort on the highly sought after Great Lime Road in West Moor.

The property is situated next door to "Dial Cottage" a former home of George Stephenson.

Comprising of entrance leading to a lovely bright and airy dining room with raised floor, a large window to the front fills the room with natural light creating a welcoming feel ideal for entertaining. The spacious lounge to the rear is equally impressive with French doors overlooking the rear garden ideal for relaxation. The kitchen to the rear has been extended and is well fitted with a good range of wall and base units complemented by ample work top space and storage. Natural light floods the room from the numerous windows and with room for a table making it ideal for family functions and get togethers.

To the side of the property there is a good-sized bedroom with fitted wardrobes and en suite shower room, a versatile space ideal for an older family member or as a teenager retreat. Upstairs there are two further generous bedrooms enjoying a bathroom with bath and separate shower catering to both preferences.

Externally you will find a manicured garden to the front with extensive block paved driveway providing parking for several vehicles which leads to a covered car port. The rear garden has a variety of areas to enjoy with a raised decked and patio, well stocked planted borders a greenhouse and shed which will delight garden enthusiasts.

The property is ideally placed for an abundance of local amenities in both West Moor, Forest Hall and the White Swan Shopping centre in Killingworth.

Only an internal inspection will reveal the size and standard of accommodation on offer.

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Extended Dormer Bungalow

Ground Floor Bedroom With En Suite

Two Reception Plus Dining Kitchen

Sought After Location

Mature Gardens, Driveway and Car Port

Freehold

Council Tax: D

EPC: TBC

ENTRANCE HALLWAY: Featuring a double-glazed entrance door, a double radiator, and a convenient built-in cupboard.

DINING ROOM: 17'2 x 11'8, (5.23m x 3.55m). Featuring a double-glazed window to the front, a staircase leading to the first floor with an understairs cupboard, a double radiator, ceiling spotlights, and a partially double-glazed door to the hallway.

LOUNGE: 10'8 x 9'7, (3.25m x 2.92m). Benefiting from a marble fireplace with inset and hearth incorporating an electric fire, a double radiator, coving to the ceiling, double-glazed French doors leading to the garden, and a door providing access to the kitchen.

KITCHEN: 16'4 x 15'7, (4.97m x 4.74m). Fitted with a range of wall and base units and a 1½ bowl ceramic sink unit. There is a built-in electric oven with a gas hob, together with space for a fridge freezer, washing machine, tumble dryer, and dishwasher. The walls are tiled, ceiling spotlights are fitted, and there are double-glazed windows to the side and rear, along with a double-glazed door providing side access.

FIRST FLOOR LANDING AREA: Featuring a double-glazed window to the side, a radiator, and access to the loft space.

BEDROOM ONE: 14'6 x 8'0, (4.41m x 2.43m) plus wardrobes. The principal bedroom features a double-glazed window to the side and built-in wardrobes.

EN-SUITE SHOWER ROOM: Comprising a pedestal wash hand basin, step-in shower cubicle, and low-level WC. The walls are partially tiled, the floor is tiled, there is a double-glazed frosted window to the side, and a wall-mounted combination boiler.

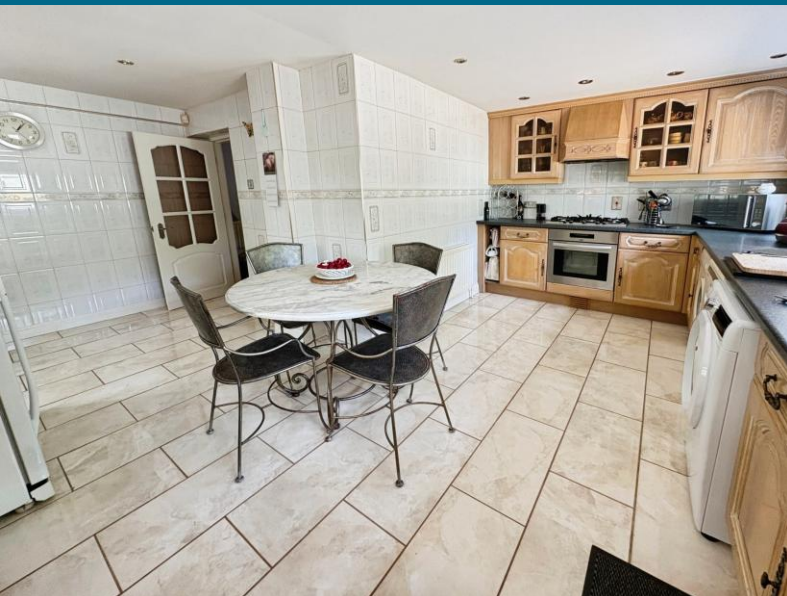
BEDROOM TWO: 14'1 x 9'4, (4.29m x 2.84m). Benefiting from fitted wardrobes, a double-glazed window to the front, coving to the ceiling, and a double radiator.

BEDROOM THREE: 8'4 x 8'6, (2.54m x 2.59m). Featuring a double-glazed window to the rear and a radiator.

FAMILY BATHROOM: Comprising a panelled bath, step-in twin-headed mains shower cubicle, wash hand basin, and low-level WC. The room further benefits from a UPVC ceiling with spotlights, a double-glazed window to the rear elevation, and a double radiator.

EXTERNALLY: The front garden is laid mainly to lawn with block paving, planted borders, walled boundaries, and wrought iron gates. The space further benefits from a driveway providing off-road parking for several vehicles and a carport.

The rear garden features patio, decked, and gravelled areas and further benefits from both a greenhouse and a garden shed.



PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband: Fibre To Premises

Mobile Signal Coverage Blackspot: No

Parking: Driveway

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

Please note that a non-refundable AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

RESTRICTIONS AND RIGHTS

Listed? NO

Conservation Area? NO

Restrictions on property? NO

Easements, servitudes or wayleaves? NO

Public rights of way through the property? NO

RISKS

Flooding in last 5 years: NO

Risk of Flooding: ZONE 1

Any flood defences at the property: NO

Coastal Erosion Risk: LOW

Known safety risks at property (asbestos etc...): NO

BUILDING WORKS

Any known planning permissions or proposals in the immediate locality: NO

Outstanding building works at the property: NO

ACCESSIBILITY

This property has no accessibility adaptations.

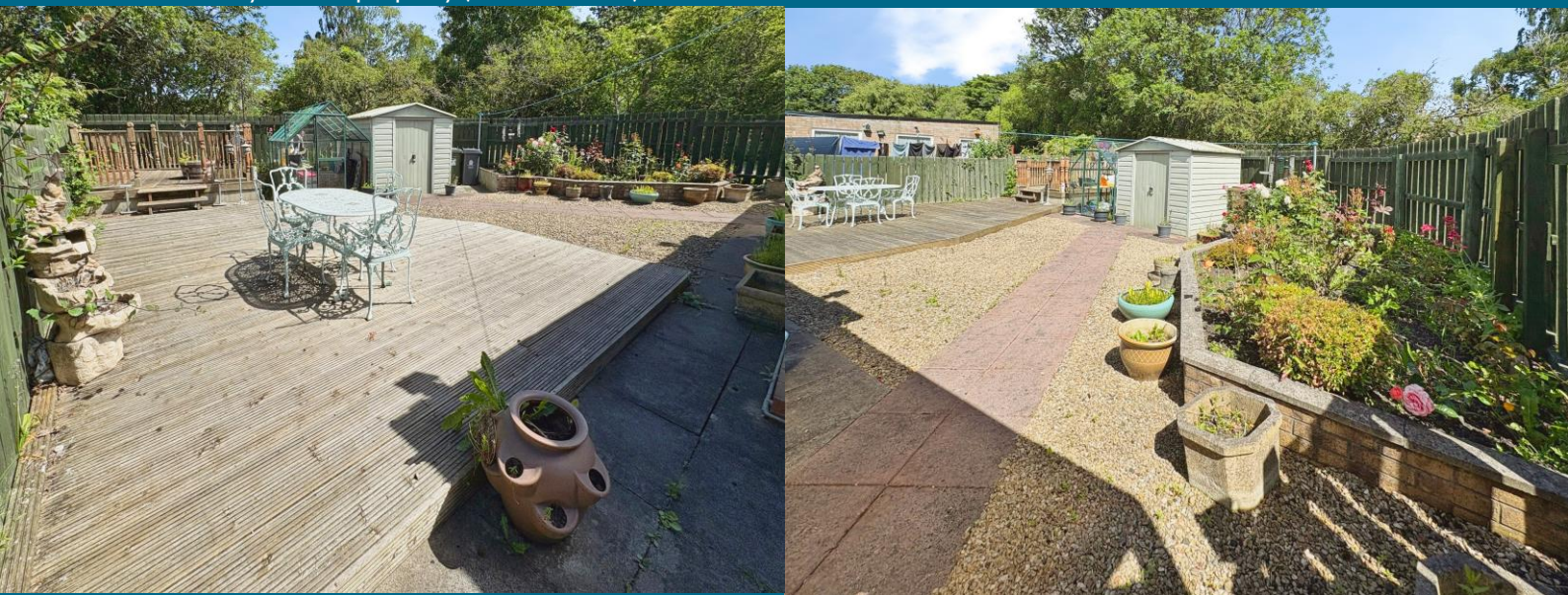
TENURE

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.

COUNCIL TAX BAND: D

EPC RATING: TBC

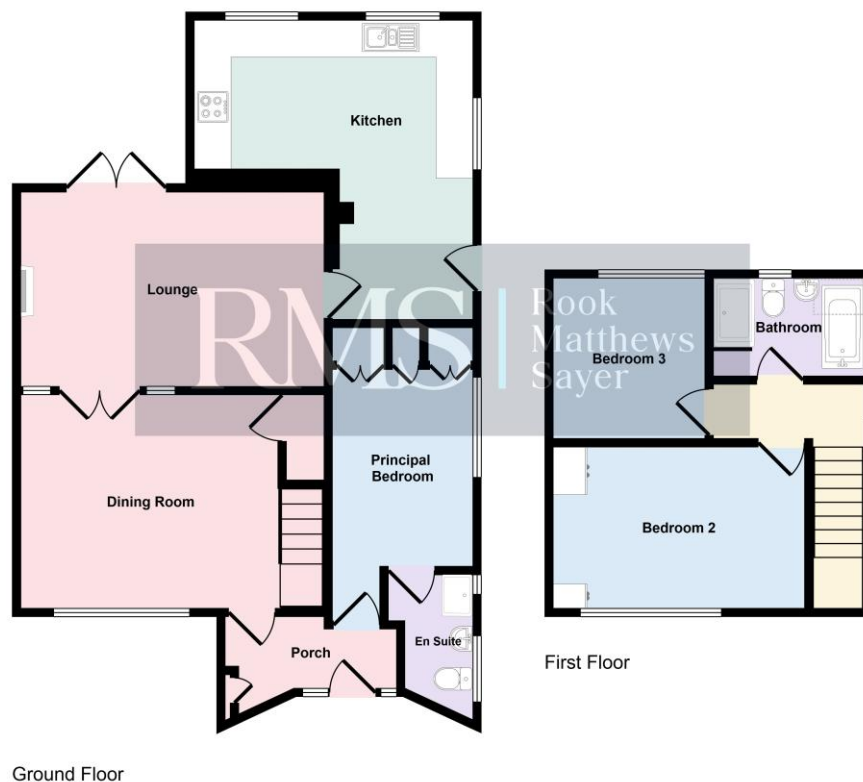
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EPC RATING TBC

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Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.



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