



## Lime Street, Blaydon, Tyne And Wear, NE21 5HW

**\*\*\*CHAIN FREE\*\*\*** This deceptively spacious three bedroom stone terrace is in need of some updating and would make an ideal first home or investment. The property comprises of entrance hall, lounge, dining room, kitchen and bathroom to the ground floor. To the first floor are three well proportioned bedrooms. Externally the property benefits from a low maintenance front garden and a rear yard. Parking available on street. Viewing highly recommended. EPC rating E.



**\*\*\*CHAIN FREE\*\*\***

**Stone Terrace**

**Three Bedrooms**

**Updating Required**

**On Street Parking**

**EPC Rating E**

**Offers Over £110,000**

**Lounge** 14' 2" x 10' 11" (4.33m x 3.33m) max

Feature fireplace.

**Dining Room** 14' 9" x 12' 7" (4.50m x 3.84m) max

Feature fireplace, two storage cupboards.

**Kitchen** 9' 7" x 7' 11" (2.93m x 2.42m)

Fitted with a range of wall and base units, integrated oven/hob.

**Bathroom** 8' 0" x 5' 7" (2.44m x 1.69m) max (L shaped room)

Bath with shower attachment, wash basin, W/C.

**Bedroom 1** 13' 6" x 10' 2" (4.11m x 3.11m) max

**Bedroom 2** 10' 4" x 10' 4" (3.16m x 3.14m) max

**Bedroom 3** 10' 2" x 7' 10" (3.09m x 2.38m)

### Externally

Gravel low maintenance garden to front. Rear yard. Parking available on street.

### Additional information

We understand this property is freehold. Council tax band A. EPC rating E.

### Important note to purchasers

We have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. The measurements are a guide to prospective buyers only and are not precise. We have not carried out a structural survey and the services, appliances and fittings have not been tested by us. If you require any further information, please contact us.



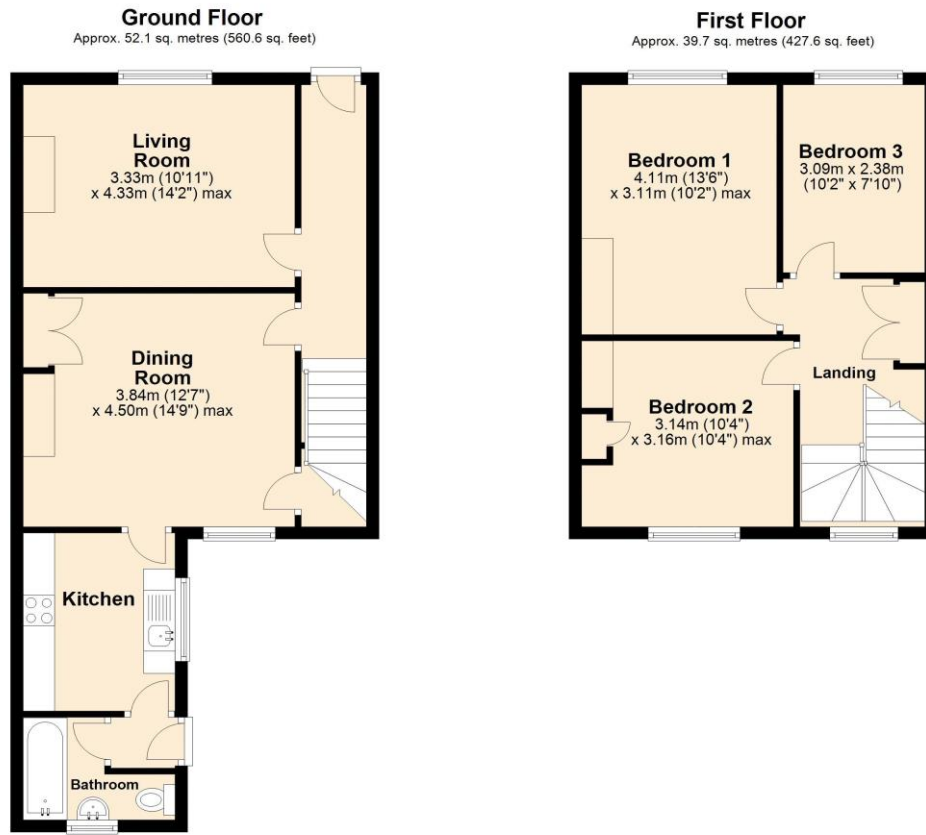


**EPC Graph (full EPC available on request)**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	41 E	
21-38	F		
1-20	G		



# Floorplan



Total area: approx. 91.8 sq. metres (988.2 sq. feet)

For more information please call **0191 414 1200** or email [info@livinglocalhomes.co.uk](mailto:info@livinglocalhomes.co.uk)

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