

LJ | Lucas | James |

■ Estate Agents ■ Surveyors ■ Lettings ■

LJ | Lucas | James |

■ Estate Agents ■ Surveyors ■ Lettings ■



Seaton Delaval Office
2 Astley Road
Seaton Delaval
Tyne & Wear
NE25 0DG
Tel: 0191 237 0222
Email: seatondelaval@lucasjamesestateagents.co.uk



Great Lime Road
Palmersville, NE12 9DJ

OIEO: £110,000



Killingworth Office
Units 2-3 The Killingworth Centre
Killingworth
Tyne & Wear
NE12 6YT
Tel: 0191 268 9000
Email: killingworth@lucasjamesestateagents.co.uk



Killingworth Office
Units 2-3 The Killingworth Centre
Killingworth
Tyne & Wear
NE12 6YT
Tel: 0191 268 9000
Email: killingworth@lucasjamesestateagents.co.uk

www.lucasjamesestateagents.co.uk



Mid Terraced House

Three Bedrooms

Extended Kitchen

No Upper Chain

New Central Heating System

Excellent Public Transport Links



8/11/22, 3:03 PM

Energy performance certificate (EPC) – Find an energy certificate – GOV.UK

Energy performance certificate (EPC)

6, Great Lime Road NEWCASTLE UPON TYNE NE12 9DJ	Energy rating D	Valid until: 23 October 2027 Certificate number: 8603-6620-9289-5574-6926
---	---------------------------	--

Property type: Mid-terrace house

Total floor area: 93 square metres

Rules on letting this property

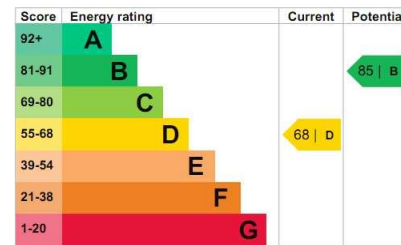
Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be B.

[See how to improve this property's energy performance.](#)



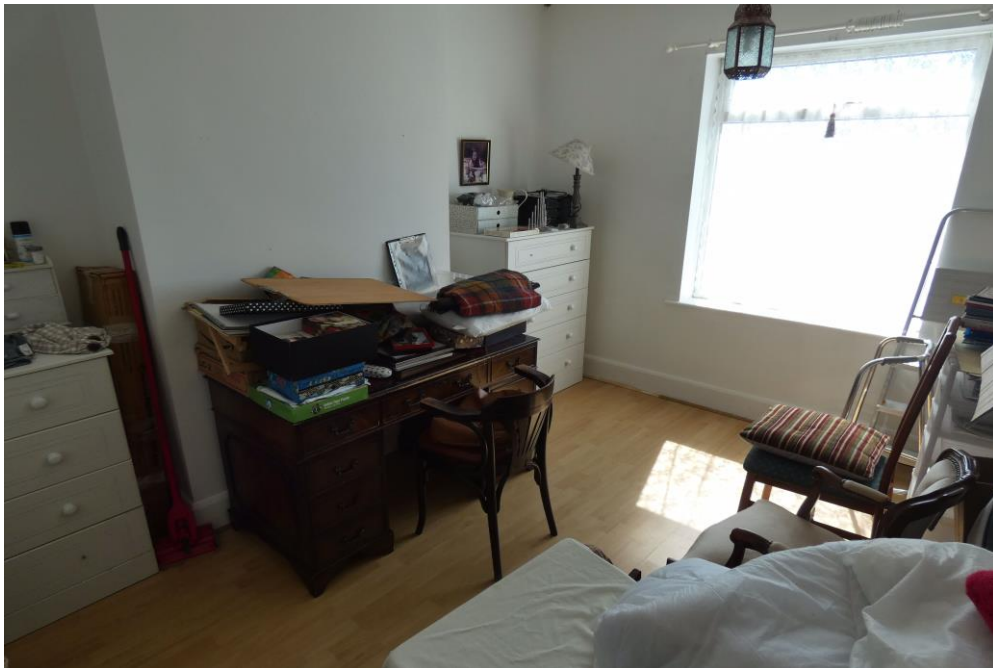
The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60



This two-storey mid terraced house offers an excellent opportunity for a wide range of prospective buyers including first time buyers, families and those seeking an investment opportunity. It is conveniently situated for local amenities, public transport including buses and metro together with road links to nearby centres. The accommodation briefly comprises; an entrance hall, lounge to the front, extended dining kitchen and bathroom/wc to the ground floor. To the first floor there are three bedrooms and externally a yard to the rear with southerly aspect. A new central heating boiler has been installed there is upvc double glazing and the property is fitted with solar panels.



Accommodation

Ground Floor

Entrance Hall

Upvc part glazed entrance door, double central heating radiator, understair cupboard, stairs to the first floor.

Lounge (front) 12' 8" x 11' 3" (3.86m x 3.43m)

Upvc double glazed bay window, central heating radiator and TV point.

Dining Kitchen (rear) 22' 6" x 10' 2" (6.85m x 3.10m)

L-shaped and well fitted with wall, floor and drawer units, free standing range oven with stainless steel extractor hood over, plumbed for dishwasher, cupboard housing the gas central heating boiler, ceramic tiling above worktops, tile effect vinyl flooring, central heating radiator, upvc double glazed windows.

Bathroom/WC

Fitted with a three piece white suite comprising a paneled bath with shower over, pedestal wash hand basin and low level wc, chrome heated towel rail, upvc double glazed window.

First Floor

Stairs up to the first floor landing, loft access.

Bedroom 1 (front) 18' 2" x 12' 7" (5.53m x 3.83m)

Wood effect laminate flooring, central heating radiator, upvc double glazed window.

Bedroom 2 (rear) 12' 5" x 9' 10" (3.78m x 2.99m)

Wood effect laminate flooring, central heating radiator, upvc double glazed window.

Bedroom 3 (rear) 7' 10" x 7' 8" (2.39m x 2.34m)

Wood effect laminate flooring, central heating radiator, upvc double glazed window.

Externally

Small garden area to the front, enclosed yard to the rear with southerly aspect.

Tenure

Freehold. Solar panels are fitted which are subject to a lease and further information is available on request.

Important Note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Lucas James Estate Agents for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No persons in the employment of Lucas James Estate Agents have any authority to make or give any representation or warranty whatever in relation to this property.

