

Entrance Lobby

Living room (front) 14' 0" x 13' 0" (4.26m x 3.96m)

Kitchen (rear) 11' 0" x 9' 0" (3.35m x 2.74m)

Current units require replacement, single drainer stainless steel sink unit, plumbing for an automatic washing machine, wall mounted BAXI Gas central heating boiler, UPVC double glazed window, large built in cupboard.

Rear lobby

Rear lobby with WC off. UPVC part glazed rear door.

First floor

Stairs up to the first floor landing.

Bedroom 1 (front) 13' 0" x 9' 8" (3.96m x 2.94m)

Double glazed central heated radiator, UPVC double glazed window.

bedroom 2 (rear) 11' 0" x 9' 4" (3.35m x 2.84m)

UPVC double glazed window.

Bedroom 3 (front) 9' 0" x 7' 4" (2.74m x 2.23m)

Central heated radiator, UPVC double glazed window.

Bathroom

Fitted with a bath and wash hand basin.

External

Garden to the front. Good sized garden to the rear.

Tenure – Freehold

Council Tax band - A

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.



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

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2-3 The Killingworth Centre
Killingworth
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Mid Terraced House

Three Bedroom

Gardens front and rear

Popular residential area

Refurbishment required

No upper chain

This two story ex local authority mid terraced house offers an investment/development opportunity as it does require a programme of refurbishment and upgrading. It is situated in a popular residential area close to a wide range of local amenities including road and public transport to the city centre. The accommodation briefly comprises an entrance lobby, living room to the front, kitchen with a rear lobby and WC off, three first floor bedrooms and a bathroom with bath and wash basin. Externally there are garden to the front and rear. The property has gas fired radiators central heating and UPVC double glazing

