

## Ground Floor

### Entrance Hall

Living Room (Rear) *13' 5" x 9' 9" (4.09m x 2.97m)*  
UPVC double glazed window, double central heating radiator.

Kitchen (Front) *10' 2" x 8' 5" (3.10m x 2.56m)*  
Fitted with a range of wall and floor units, stainless steel single drainer sink unit, plumbing for an automatic washing machine, gas cooker point, wall mounted gas central heating boiler, UPVC double glazed window, built in cupboard, open to:

Dining area (rear) *11' 0" x 7' 5" (3.35m x 2.26m)*  
Double central heating radiator, UPVC double glazed window,

Rear Lobby  
Walk in storage cupboard, UPVC rear door.

## First Floor

Stairs up to the first floor landing. Built in cupboard, loft access.

Bedroom 1 (rear) *13' 5" x 11' 0" (4.09m x 3.35m)*  
Central heating radiator, UPVC double glazed window.

bedroom 2 (rear) *13' 5" x 10' 4" (4.09m x 3.15m)*  
Two built in wardrobes

Bedroom 2 (rear) *13' 5" x 10' 4" (4.09m x 3.15m)*  
Two built in wardrobe, central heating radiator, UPVC double glazed window.

Bathroom  
Fitted with a two piece white suite, a panelled bath and wash hand basin, electric shower over bath, 3/4 height tiling around suite.

Separate WC  
Low level WC, UPVC double glazed window.

External  
Enclosed rear garden low maintenance and overlooking a grassed area beyond.

Tenure – Freehold

Council Tax - A

LJ Lucas James

Estate Agents Surveyors Lettings



Garth Twentyfour

Newcastle Upon Tyne, NE12 6DH

PRICE: £100,000

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.



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PrimeLocation

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End Terraced House

Two Double Bedrooms

Gas Central Heating and UPVC Double Glazing

Excellent Position

Updating Works Required

No Upper Chain



An excellent opportunity for a wide range of prospective buyers to purchase a well positioned end terraced house in need of modernisation works but within easy access of an extensive range of local amenities including the Killingworth Centre, schools, public transport and road links to nearby centres. The accommodation briefly comprises an entrance hall, living room, open plan kitchen area, rear lobby with large storage cupboard, two double bedrooms, bathroom and separate WC. Externally the property has an enclosed rear garden overlooking a grassed area and having aspect to the south and west. There is gas fired central heating, UPVC double glazing and the property is available with no upper chain.

