

Accommodation

Ground Floor

Entrance Porch

UPVC part glazed entrance door and window, wood panelling to walls and ceiling.

Hallway

Central heating radiator, understair cupboard, stairs to the first floor.

Lounge (Front) 13' 6" x 12' 2" (4.11m x 3.71m)

Coal effect gas fire set in a decorative fireplace, upvc double glazed window, tow double central heating radiators, Open to:

Dining area (Middle) 8' 8" x 8' 3" (2.64m x 2.51m)

Central heating radiator. Arch to:

Sitting area (Rear) 8' 6" x 8' 5" (2.59m x 2.56m)

Central heating radiator, double glazed aluminium sliding patio doors, opening onto the rear garden.

Breakfasting kitchen (Rear) 18' 4" x 9' 4" (5.58m x 2.84m)

Comprehensively fitted with wall and floor units, stainless steel single drainer sink unit, gas cooker point, plumbed for an automatic washing machine, ceramic tiling above worktops, tiled floor, two central heating radiators, upvc double glazed windows and rear door.

First Floor

Stairs up to the first floor landing. Cupboard housing the gas central heating boiler, loft access, upvc double glazed window.

Bedroom 1 (Front) 10' 6" x 9' 7" (3.20m x 2.92m)

Fitted wardrobes to one wall, central heating radiator, upvc double glazed window.

Bedroom 2 (Rear) 10' 0" x 9' 7" (3.05m x 2.92m)

Central heating radiator, upvc double glazed window.

Bedroom 3 (Front) 8' 4" x 7' 8" (2.54m x 2.34m)

Central heating radiator, upvc double glazed window.

Bathroom/wc

Fitted with a three piece white suite comprising a panelled bath with electric shower over, pedestal wash hand basin, low level wc. Ceramic tiling to walls, upvc double glazed window, central heating radiator.

External

Garden to the front with lawn and borders together with aspect to the side grassed areas and footpaths. Enclosed rear garden mainly graveled with southerly aspect. A single car garage is located in an adjacent block of two.

Council Tax – B

Tenure - Freehold

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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No Upper Chain

Extended Semi Detached House

Three Bedrooms

Large Breakfasting Kitchen

Open Aspect to Side

South Facing to Rear



Available with no upper chain. This extended semi detached house occupies a splendid position on the popular Highfields Estate with extensive open aspect to the side over grassed area and footpaths. There is easy access to the Killingworth Centre, schools serving all age groups together with public transport and road links to nearby centres. The accommodation briefly comprises an entrance porch, hallway, lounge to the front opening onto a dining area and additional sitting area, a large breakfasting kitchen, three first floor bedrooms and combined bathroom/wc. Externally there are gardens to both front and rear, open aspect to the side and a garage is situated in an adjacent block of two. There is gas fired central heating, UPVC double glazing and the property offers great potential to be a well appointed family home.

