

## Accommodation

### Ground Floor

#### Entrance Hall

upvc part glazed entrance door with side panels, central heating radiator, tiled floor, built in cupboard, stairs to the first floor

Lounge/Dining Area (front-rear) 22' 0" x 11' 1" (6.70m x 3.38m)

coal effect gas fire set in a decorative fire surround, double upvc french doors opening onto the rear garden, wood effect laminate flooring, double central heating radiator, upvc double glazed window to the front, TV point

Kitchen (rear) 10' 7" x 8' 3" (3.22m x 2.51m)

very well fitted with wall and floor units incorporating a built in electric hob with extractor hood, electric oven and microwave, stainless steel single drainer sink unit, plumbed for an automatic washing machine and dishwasher, recessed downlighters set in a vinyl panelled ceiling, upvc double glazed window, door to:-

#### Rear Porch

tiled floor, upvc double glazed windows and door to the rear garden

### First Floor

#### Stairs to the First Floor Landing

loft access, built in cupboard housing the gas central heating boiler

Bedroom One (front) 13' 5" x 8' 1" (4.09m x 2.46m)  
central heating radiator, upvc double glazed window, TV point

Bedroom Two (rear) 8' 9" x 8' 5" (2.66m x 2.56m)  
upvc double glazed window, central heating radiator, TV point, recessed downlighters to ceiling

Bedroom Three (front) 9' 2" x 8' 5" (2.79m x 2.56m)  
built in cabin bed, wood effect laminate flooring, upvc double glazed window, recessed downlighters to ceiling, central heating radiator

#### Bathroom/w.c.

fitted with a suite comprising a panelled bath with mains fed shower over, pedestal wash hand basin and low level w.c., chrome heated towel rail, recessed downlighters set in a vinyl panelled ceiling, upvc double glazed window

#### External

garden to the front laid to lawn. Enclosed garden to the rear mainly paved with decked patio area, large brick storage shed and timber shed

#### 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.



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Mid Link House

Three Bedrooms

Well Fitted Kitchen

Spacious Lounge/Dining Area

Ideal First Buy

Excellent Order Throughout



A well maintained and well proportioned mid link house situated in this popular residential area close to local amenities together with public transport and road links to nearby centres. The property briefly comprises an entrance hall, spacious lounge/dining area, a well fitted kitchen and rear porch to the ground floor. To the first floor there are three bedrooms and a combined bathroom/w.c. Externally there is a garden to the front and enclosed patio garden to the rear. The property benefits from gas fired radiator central heating, upvc double glazing, a good standard of decoration and fittings generally throughout and it should appeal to a wide range of prospective buyers

