

Accommodation

Ground Floor

Entrance Hall

part glazed entrance door, double central heating radiator, understair storage, staircase to the first floor

Cloakroom/w.c.

fitted with a two piece white suite of a pedestal wash hand basin and low level w.c., wall mounted gas central heating boiler, upvc double glazed window

Living Room (rear) 17' 5" x 8' 5" (5.30m x 2.56m)

wood effect laminate flooring, double central heating radiator, TV point, upvc double glazed window, door opening onto the rear garden

Kitchen (front) 10' 8" x 7' 0" (3.25m x 2.13m)

well fitted with wall and floor units, gas and electric cooker points, stainless steel single drainer sink unit, plumbed for an automatic washing machine and dishwasher, ceramic tiling above worktops, upvc double glazed window

First Floor

Stairs up to the First Floor Landing built in cupboard

Bedroom One (rear) 17' 5" x 8' 5" (5.30m x 2.56m)

double central heating radiator, upvc double glazed window

Bedroom Two (front) 10' 9" x 7' 5" (3.27m x 2.26m)

central heating radiator, upvc double glazed window, built in cupboard

Bathroom/w.c.

fitted with a three piece white suite of a panelled bath with mains fed rainfall shower over and glazed screen., wash hand basin set in a vanity unit and low level w.c., ceramic tiling around bath and wash hand basin, central heating radiator, upvc double glazed window

External

forecourt to the front with gates providing access for off street car parking, large brick storage shed, cold water tap. Pleasant south facing garden to the rear with paved patio, gravel and bark mulch borders, external power point

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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PrimeLocation

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Mid Terraced House

Two Bedrooms

Well Fitted Kitchen

Gas Fired Central Heating

UPVC Double Glazing

South Facing to Rear



****INTERNAL INSPECTION IS RECOMMENDED OF THIS TWO STOREY MID TERRACED HOUSE SITUATED IN A POPULAR RESIDENTIAL LOCATION**** close to an extensive range of local amenities including schools, the Killingworth Centre, public transport and road links to nearby centres. The accommodation briefly comprises an entrance hall with a cloakroom/w.c. off, spacious lounge/dining area with door opening onto the rear garden, a well fitted kitchen, two good sized bedrooms and combined bathroom/w.c. Externally the property has a forecourt to the front providing off street car parking, large brick shed and cold water tap. There is a pleasant south facing low maintenance garden to the rear and the property benefits from gas fired radiator central heating together with UPVC double glazing. It offers a good standard of decoration and fittings generally throughout and should appeal to a wide range of prospective buyers.

