

## Accommodation

Ground Floor  
Entrance Porch

Hallway  
double central heating radiator, built in  
cupboard

Lounge (front) 15' 5" x 13' 8" (4.70m x 4.16m)  
including staircase to the first floor, coal  
effect as fire set in a decorative wood  
surround, upvc double glazed windows to  
two sides, central heating radiator, TV point

Kitchen (rear) 11' 1" x 9' 2" (3.38m x 2.79m)  
fitted with wall and floor units incorporating  
a built in gas hob, electric oven, free  
standing washing machine, stainless steel  
single drainer sink unit, ceramic tiling above  
worktops, recessed downlighters set in a  
vinyl panelled ceiling, wood effect laminate  
flooring, upvc double glazed window

Dining Room/Sun Lounge 14' 0" x 7' 1" (4.26m x 2.16m)  
upvc double glazed sliding patio doors  
opening onto the rear garden, central  
heating radiator, wood effect laminate  
flooring

First Floor  
Stairs up to the First Floor Landing

Bedroom One (front) 15' 5" x 10' 6" (4.70m x 3.20m)  
wood effect laminate flooring, upvc double  
glazed windows to 2 sides, central heating  
radiator

Bedroom Two (front) 12' 6" x 7' 7" (3.81m x 2.31m)  
wood effect laminate flooring, central  
heating radiator, built in cupboard, upvc  
double glazed window

Bathroom/w.c.  
fitted with a three piece white suite of a  
panelled bath with electric shower over,  
pedestal wash hand basin and low level  
w.c., ceramic tiling to walls, central heating  
radiator, upvc double glazed window

External  
garden laid mainly to lawn to the front and  
side, driveway for additional car parking  
leading to an attached garage. A pleasant  
mainly paved sun trap garden to the rear

Council Tax  
Band B

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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Spacious Semi on Corner Site

Two Good Sized Bedrooms

Sun Lounge to the Rear

Attached Garage

Gardens to Three Sides

Very Convenient Location



An impressive semi detached house occupying a generous corner site in this popular residential area close to a wide range of local amenities, public transport and road links to nearby centres. The accommodation briefly comprises an entrance porch, hallway, spacious lounge, fitted kitchen and sun lounge to the ground floor. To the first floor there are two good sized bedrooms and combined bathroom/w.c. with a shower. Externally the property has an attached garage, driveway and gardens to the front, side and rear. There is gas fired radiator central heating, upvc double glazing and the property offers a good standard of decoration and fittings generally throughout.

