

Accommodation

Ground Floor

Entrance Hall

understair cupboard, stairs to the first floor landing

Cloakroom/w.c.

fitted with a wall mounted wash hand basin and low level w.c., central heating radiator, upvc double glazed window, tile effect vinyl flooring

Lounge (rear) 11' 2" x 10' 0" (3.40m x 3.05m)

central heating radiator, TV point, upvc double glazed doors opening onto the rear garden

Kitchen (front) 10' 4" x 7' 7" (3.15m x 2.31m)

fitted with new wall, floor and drawer units, ceramic tiling above the worktops, electric cooker point, stainless steel single drainer sink unit, upvc double glazed window, vinyl floor covering, new wall mounted Baxi gas central heating boiler, open to:-

Dining Area (rear) 11' 6" x 7' 7" (3.50m x 2.31m)

central heating radiator, upvc double glazed window

First Floor

Stairs up to the First Floor Landing

Bedroom One (rear) 14' 3" x 8' 11" (4.34m x 2.72m)

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

Bedroom Two (rear) 11' 3" x 8' 10" (3.43m x 2.69m)

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

Bedroom Three (front) 9' 2" x 7' 3" (2.79m x 2.21m)

upvc double glazed window, central heating radiator

Bathroom/w.c.

fitted with a three piece white suite of a panelled bath with shower on a mixer tap over, pedestal wash hand basin and a low level w.c., vinyl panelling around bath, central heating radiator, upvc double glazed window

External

forecourt to the front with scope for off street car parking and large brick storage shed. Small garden area to the rear

Tenure

freehold

EPC Rating

D

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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Refurbished Mid Terraced House

Three Bedrooms

New Fitted Kitchen

Separate Lounge and Dining Area

Gas Fired Radiator Central Heating

No Upper Chain



This pleasantly appointed mid terraced house is absolutely ready to move in to having recently been extensively refurbished. It is situated within easy access of the Killingworth Centre, all local schools, public transport, road links to nearby centres and should appeal to a wide range of prospective buyers including first time buyers and those seeking a conveniently located family home. The accommodation briefly comprises an entrance hall with cloakroom/w.c. off, a new fitted kitchen open plan to the dining area, a separate lounge, three first floor bedrooms and a combined bathroom/w.c. Externally there is a forecourt to the front with a large brick storage shed and small garden area to the rear. The property has a new gas fired radiator central heating system, new flooring and it offers a good standard of decoration and fittings generally throughout.

