

Accommodation

Ground Floor

Entrance Hall

wood effect laminate flooring, central heating radiator, built in cupboard, staircase to the first floor, upvc double glazed window to the half landing

Cloakroom/w.c.

fitted with a suite of a low level w.c. and wall mounted wash hand basin, upvc double glazed window

Lounge (rear) 13' 7" x 11' 0" (4.14m x 3.35m)

wood effect laminate flooring, double central heating radiator, upvc double glazed window, door to the rear lobby

Dining Kitchen (front-rear) 19' 6" x 8' 7" (5.94m x 2.61m)

fitted with wall, floor and drawer units incorporating a gas hob with stainless steel extractor hood, electric oven, integrated fridge and freezer, plumbed for automatic washing machine, vinyl splashback above worktops, wood effect laminate flooring, stainless steel single drainer sink unit, double central heating radiator, upvc double glazed windows to front and rear

Rear Lobby

wood effect laminate flooring, walk in cupboard, upvc door opening onto the rear garden

First Floor

Stairs up to the First Floor Landing
three built in cupboards, loft access

Bedroom One (rear) 13' 7" x 9' 0" (4.14m x 2.74m)

central heating radiator, upvc double glazed window

Bedroom Two (rear) 13' 7" x 8' 6" (4.14m x 2.59m)

central heating radiator, upvc double glazed window

Bedroom Three (rear) 10' 2" x 5' 7" (3.10m x 1.70m)

central heating radiator, upvc double glazed window

Bathroom/w.c.

fitted with a three piece white suite comprising a panelled bath, pedestal wash hand basin and low level w.c., shower over the bath, extractor fan, upvc double glazed window, central heating radiator

External

garden to the rear with lawn, borders and footpath beyond

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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Offers in the Region of: £129,950

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PrimeLocation

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Mid Terraced House

Three Bedrooms

Spacious Dining Kitchen

Convenient Location

Council Tax Band A

No Upper Chain



A 3 bedroom mid terraced house situated on Garth Twenty therefore being close to all local amenities including the Killingworth Centre, schools serving all age groups, public transport and road links to nearby centres. The accommodation briefly comprises an entrance hall, cloakroom/w.c., lounge to the rear, spacious dining kitchen and a rear lobby opening onto the rear garden. To the first floor there are three bedrooms and a combined bathroom/w.c. Externally the rear garden has woodland and a footpath beyond. There is gas fired central heating and double glazing throughout. Available with no upper chain

