

## Accommodation

### Ground Floor

#### Entrance Lobby

part glazed upvc front door, central heating radiator, staircase to the first floor

Living Room (front) 15' 0" x 13' 1" (4.57m x 3.98m)

coal effect living flame gas fire set in a decorative surround, wall light fittings, TV point, double central heating radiator, upvc double glazed window

Dining Kitchen (rear) 15' 0" x 9' 0" (4.57m x 2.74m)

fitted with a range of wall and floor units with ceramic tiling above the worktops, electric cooker point, stainless steel single drainer sink unit, wall mounted gas central heating boiler, double central heating radiator, upvc double glazed window, built in cupboard providing access to the ground floor w.c.

#### Rear Porch/Utility Room

plumbed for automatic washing machine, upvc double glazed window and door to the rear garden

### First Floor

#### Stairs to the First Floor Landing

Bedroom One (front) 13' 0" x 10' 0" (3.96m x 3.05m)

wood effect laminate flooring, central heating radiator, upvc double glazed window

Bedroom Two (rear) 11' 2" x 9' 4" (3.40m x 2.84m)

wood effect laminate flooring, central heating radiator, upvc double glazed window

Bedroom Three (front) 9' 9" x 7' 1" (2.97m x 2.16m)

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

#### Bathroom

fitted with a two piece white suite of a panelled bath with electric shower over and glazed screen, wall mounted wash hand basin, ceramic tiling around suite, upvc double glazed window

#### External

block paved driveway to the front providing off street car parking. Enclosed garden to the rear with patio and grassed areas together with a good sized 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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Price:-

£159,950

Zoopla



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Mid Terraced House

Three Bedrooms

Spacious Dining Kitchen

Off Street Car Parking

Favoured Location

No Upper Chain



\*\*\*\*AVAILABLE WITH NO UPPER CHAIN THIS MID TERRACED HOUSE IS SITUATED IN A HIGHLY REGARDED RESIDENTIAL AREA\*\*\*\* close to all local amenities including shops, schools and public transport together with road links to the City Centre, Freeman Hospital, Gosforth and nearby business parks. The accommodation briefly comprises an entrance lobby, living room to the front, dining kitchen to the rear with a ground floor w.c. off, rear porch, utility room, three first floor bedrooms and two piece fitted bathroom. Externally the property benefits from off street car parking to the front and garden to the rear. There is gas fired central heating and upvc double glazing and the property should appeal to a wide range of prospective buyers.

