

Accommodation

Ground Floor

Entrance Hall

part glazed entrance hall, upvc double glazed window, central heating radiator, spindle staircase to the first floor

Lounge (front) 12' 9" x 11' 2" (3.88m x 3.40m)

feature fireplace of a decorative wood surround with coal effect gas fire set on a polished stone hearth, wood effect laminate flooring, coving to ceiling, TV point, central heating radiator, upvc double glazed window

Dining Area (rear) 10' 8" x 9' 0" (3.25m x 2.74m)

wood effect laminate flooring, double glazed sliding patio doors opening onto the rear garden, central heating radiator

Kitchen (rear) 10' 9" x 7' 9" (3.27m x 2.36m)

very well fitted with wall and floor units incorporating a Hotpoint electric hob with stainless steel extractor fan, Hotpoint electric oven, plumbed for a dishwasher, stainless steel single drainer sink unit, ceramic tiling above worktops, built in cupboard, vinyl panelled ceiling, wood effect laminate flooring, central heating radiator, upvc double glazed window

Utility Room (rear) 8' 6" x 5' 8" (2.59m x 1.73m)

fitted wall and floor units, plumbed for an automatic washing machine, wall mounted gas central heating boiler, upvc double glazed window and composite rear door

w.c.

fitted with a wall mounted wash hand basin and low level w.c., half height ceramic tiling, extractor fan

First Floor

Stairs up to the First Floor Landing

upvc double glazed window, built in cupboard housing the hot water tank

Bedroom One (front) 12' 0" x 9' 9" (3.65m x 2.97m)

central heating radiator, upvc double glazed window, dado rail

Bedroom Two (rear) 12' 0" x 9' 3" (3.65m x 2.82m)

central heating radiator, upvc double glazed window

Bedroom Three (front) 8' 9" x 7' 0" (2.66m x 2.13m)

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

Bathroom/w.c.

very well fitted with a white suite comprising a shaped panelled bath with Triton electric shower and glazed screen, wall hung wash hand basin and low level w.c., chrome heated towel rail, ceramic tiling to walls, vinyl panelling to ceiling with recessed downlighters, upvc double glazed window

External

lawned garden to the front with block paved driveway leading to an attached single car garage with roller shutter door. Access to the side leading to a good sized rear garden laid mainly to gravel with two patio areas, mature trees and shrubs

Tenure

freehold

Council Tax

Band C

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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Splendid Link Detached House

Three Bedrooms

Well Fitted Kitchen and Bathroom

Good Order Throughout

Favoured Residential Estate

No Upper Chain



****INTERNAL INSPECTION IS STRONGLY RECOMMENDED OF THIS VERY WELL PRESENTED LINK DETACHED HOUSE**** which occupies a pleasant cul de sac position on this favoured residential estate. There is easy access to the Killingworth Centre and all associated amenities, schools serving all age groups together with public transport and road links to nearby centres. The accommodation briefly comprises an entrance hall, lounge to the front opening onto the dining area, a well fitted kitchen with a separate utility room and ground floor w.c. To the first floor there are three bedrooms and a splendid combined bathroom/w.c. Externally the property has gardens to both front and rear together with an attached garage and driveway for off street car parking. There is gas fired radiator central heating, upvc double glazing, the property offers a good standard of decoration and fittings throughout and is available with no upper chain.

