

Accommodation
Ground Floor

Entrance Lobby
with stairs to the first floor landing.
Built in cupboard housing the central
heating boiler

Living Room (front) 14' 11" x 10' 9"
(4.54m x 3.27m)
decorative polished stone fireplace
with an electric fire, wood effect
laminated flooring, TV point, upvc
double glazed window

Kitchen (rear) 8' 9" x 7' 5" (2.66m x
2.26m)
fitted with wall and floor units,
stainless steel single drainer sink unit,
ceramic tiling above worktops, gas
cooker point, plumbed for an
automatic washing machine, upvc
double glazed window

Bedroom One (front) 12' 5" x 10' 2"
(3.78m x 3.10m)
built in cupboard, wood effect
laminated flooring, central heating
radiator

Bedroom Two (rear) 10' 8" x 8' 10"
(3.25m x 2.69m)
wood effect laminated flooring, central
heating radiator, upvc double glazed
window

Bathroom/w.c.
fitted with a three piece white suite of
a panelled bath with mains fed shower
over, ceramic tiling to walls, central
heating radiator, upvc double glazed
window

External
mainly gravelled garden to the rear. A
single garage space is located on land
to the rear of the property

Tenure
leasehold. We understand
approximately 48 years remain of the
original 99 year lease and this should
be clarified with your solicitor prior to
proceeding with a purchase

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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First Floor Flat

Two Bedrooms

Fitted Kitchen

Gas Central Heating

Ideal Investment Opportunity

Short Leasehold



**** A WELL POSITIONED FIRST FLOOR FLAT ON THE POPULAR HIGHFIELDS ESTATE**** close to the Killingworth Centre, public transport and road links to nearby centres. The property offers an excellent opportunity to cash buyers/investors with it having a short lease with approximately 48 years remaining. The accommodation briefly comprises an entrance lobby with stairs to the first floor, a pleasant living room, fitted kitchen, two bedrooms and combined bathroom/w.c. There is gas fired radiator central heating, upvc double glazing and externally the property has a garden to the rear and space designated for the erection of a garage.

