

Accommodation

Ground Floor

Entrance Porch

upvc part double glazed front door and window, tiled floor

Lounge (front) 14' 5" x 12' 3" (4.39m x 3.73m)

wood effect laminate flooring, central heating radiator, upvc double glazed window, feature fireplace with a pebble effect gas fire set in a decorative surround, understair cupboard, coving to ceiling, staircase to the first floor

Kitchen (rear) 14' 5" x 8' 9" (4.39m x 2.66m)

very well fitted with wall, floor and drawer units incorporating a built in gas hob with extractor fan over, electric double oven, double bowl stainless steel sink unit, plumbed for automatic washing machine and dishwasher, ceramic tiling above worktops, tiled floor, wall mounted gas central heating boiler, built in cupboard, two upvc double glazed windows and door to:-

Conservatory (rear) 10' 8" x 9' 8" (3.25m x 2.94m)

tiled floor, upvc double glazed windows and double French doors opening onto the rear garden

First Floor

Stairs up to the First Floor Landing access to a part boarded loft space

Bedroom One (front) 14' 0" x 8' 2" (4.26m x 2.49m)

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

Bedroom Two (rear) 10' 3" x 8' 2" (3.12m x 2.49m)

central heating radiator, upvc double glazed window, recessed downlighters to ceiling

Bedroom Three (front) 10' 2" x 6' 0" (3.10m x 1.83m)

central heating radiator, upvc double glazed window

Bathroom/w.c.

fitted with a three piece white suite of a shaped panelled bath with electric shower and glazed screen, wash hand basin and w.c. set in a vanity unit, ceramic tiling to walls, chrome heated towel rail, underfloor heating beneath a tiled floor, upvc double glazed window, recessed downlighters to ceiling, extractor fan

External

garden laid mainly to lawn to the front with a pedestrian walkway beyond. Pleasant mature garden to the rear enjoying southerly aspect. A single car garage is located in a nearby block

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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Three Bedroom Mid Link

Well Fitted Kitchen

Popular Residential Area

Conservatory Extension

Bathroom with underfloor heating

Single Car Garage



A pleasantly appointed mid link house situated in a popular residential area close to an extensive range of 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 porch, lounge to the front, well fitted kitchen and conservatory extension to the rear. To the first floor there are three bedrooms and a bathroom/w.c. which benefits from underfloor heating. Externally there is a garden to the front with pedestrian walkway beyond, a garden with southerly aspect to the rear and a single car garage located in a nearby block. There is gas fired central heating via radiators, upvc double glazing and the property offers a good standard of decoration and fittings generally throughout.

