

## Accommodation

### Ground Floor

#### Entrance Porch

UPVC double glazed front door, built in cloaks cupboard.

Living Room (Front) 14' 6" x 11' 9" (4.42m x 3.58m)

Wood effect laminate flooring, TV point, coving to ceiling, central heating radiator, UPVC double glazed window, stairs to the first floor

Kitchen (Rear) 11' 9" x 7' 1" (3.58m x 2.16m)

Comprehensively fitted with a good range of wall and floor units incorporating a built in gas hob and electric oven with extractor hood over, plumbed for automatic washing machine, stainless steel single drainer sink unit, ceramic tiling above worktop, wall mounted gas central heating boiler, central heating radiator, UPVC double glazed window and UPVC double glazed rear door

### First Floor

Stairs up to the first floor landing

Bedroom 1 (Front) 11' 9" x 8' 9" (3.58m x 2.66m)

Wood effect laminate flooring, double built in cupboard, spotlights to ceiling, central heating radiator, UPVC double glazed window.

Bedroom 2 (Rear) 10' 2" x 6' 1" (3.10m x 1.85m)

Solid wood flooring, central heating radiator, UPVC double glazed window

#### Bathroom/WC

Fitted with a three piece white suite of panelled bath with mains fed shower over, pedestal wash hand basin, low level WC, ceramic tiling to walls, tiled floor, vinyl panelled ceiling, UPVC double glazed window

#### External

Garden to the front laid mainly to gravel and access to the side leading to a mainly gravelled rear garden with raised decked patio area.

#### 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.



Killingworth Office, 2-3 The Killingworth Centre, Killingworth, Tyne & Wear, NE12 6YT  
Tel: 0191 268 9000 email: killingworth@lucasjamesestateagents.co.uk

LJ Lucas James

Estate Agents Surveyors Lettings



Amberley Chase  
Killingworth, NE12 6SB

£695 Per Calendar Month

Zoopa



PrimeLocation

Killingworth Office  
2-3 The Killingworth Centre  
Killingworth  
Tyne & Wear  
NE12 6YT  
Tel: 0191 268 9000  
killingworth@lucasjamesestateagents.co.uk

www.lucasjamesestateagents.co.uk



End Link House

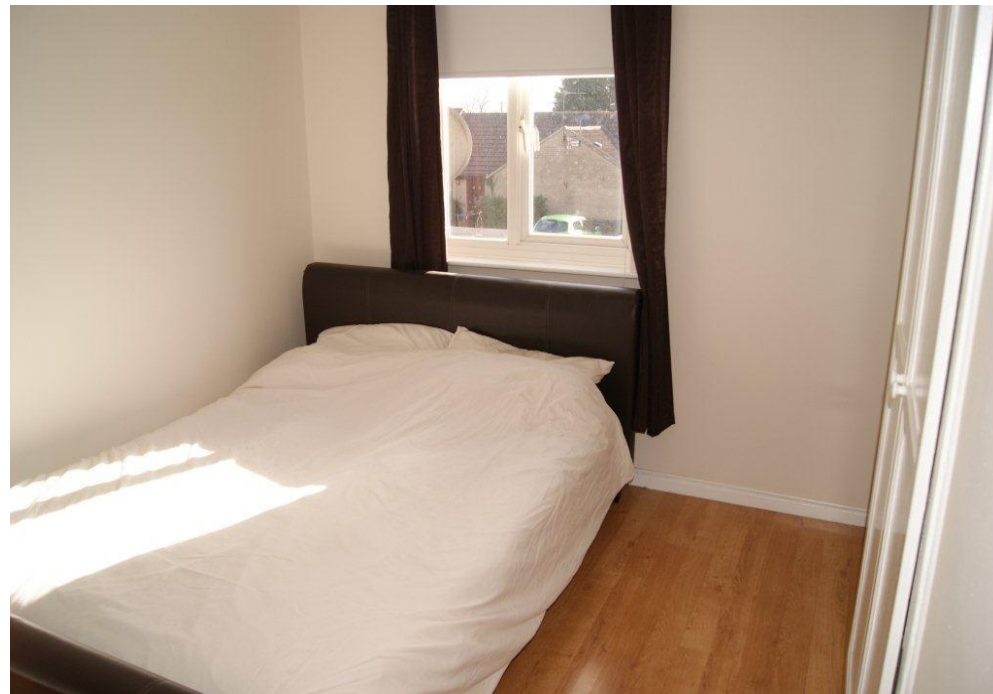
Two Bedrooms

Pleasant Living Room

Well Fitted Kitchen

UPVC double glazing

Holding Fee £160



\*\*\*\*\*WE ARE PLEASED TO OFFER FOR RENT THIS WELL MAINTAINED AND IMPROVED END LINK HOUSE SITUATED ON A POPULAR RESIDENTIAL ESTATE\*\*\*\*\* close to local amenities including the Killingworth Centre, schools, public transport and road links to nearby centres. The accommodation briefly comprises; entrance porch, pleasant living room to the front, well fitted kitchen to the rear, two first floor bedrooms and combined bathroom/WC. Externally the property has a garden to the front with off street parking and access to the side leading to the rear garden. There is gas fired central heating via radiators, UPVC double glazing and the property offers a good standard of decoration and fittings generally throughout.

