

Ground Floor

Lounge (Rear) 15' 0" x 11' 1" (4.57m x 3.38m)

Dining area 11' 10" x 7' 7" (3.60m x 2.31m)

Double central heated radiator, UPVC double glazed window, understair cupboard, open to kitchen.

Kitchen 11' 1" x 8' 1" (3.38m x 2.46m)

A new fitted kitchen with wall and floor units incorporating an integrated Zanussi electric hob and oven, stainless steel single drainer sink unit, plumbed for an automatic washing machine, ceramic tiling above worktops, space for a fridge freezer, UPVC double glazed window and door opening onto the rear garden.

First floor

Stairs up to the first floor landing. Loft access.

Bedroom 1 (front) 11' 9" x 11' 6" (3.58m x 3.50m)

Central heated radiator, UPVC double glazed window.

Bedroom 2 (front) 11' 9" x 8' 0" (3.58m x 2.44m)

Central heated radiator, UPVC double glazed window.

Bedroom 3 (rear) 11' 4" x 7' 9" (3.45m x 2.36m)

Central heated radiator, UPVC double glazed window.

Bathroom

Fitted with a two piece suite, a tile panelled bath with rainfall shower over, wall hung wash hand basin, heated towel rail, ceramic tiling to walls, tiled floor, vinyl panelling to ceiling with downlighters, UPVC double glazed window, cupboard housing the gas central heating boiler.

Seperate WC

Fitted with a low level WC, ceramic tiling to wall, vinyl panelling to ceiling, UPVC Double glazed window.

External

Garden to the front laid to lawn and gravel with a driveway leading to a single garage. The rear garden enjoys southerly aspect.

Council Tax band - B

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Sedgemoor

Killingworth, NE12 6PZ

£925

Per Calendar Month

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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Zoopa



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Immaculate Mid Link House

Three Bedroom

New Fitted Kitchen

Refitted Bathroom

Favoured Residential Estate

South Facing To The Rear



An immaculate mid link house occupying a pleasant position in a favoured residential estate close to a range of local amenities including the Killingworth Centre, schools serving all age groups, public transport and road links to nearby centres. The property has been extensively refurbished and briefly comprises an entrance hall, lounge to the rear, dining room to the front opening onto a refitted kitchen, three good sized bedrooms refitted bathroom and separate WC. There is a garden to the front driveway leading to a single garage and a south facing garden to the rear. The property has new flooring throughout, gas fired central heating via radiators, UPVC double glazing and is in excellent decorative order.

