

Accommodation

Ground Floor

Entrance Porch

Composite part glazed entrance door, combi boiler

Lounge (front) 15' 3" x 10' 10" (4.64m x 3.30m)

Upvc double glazed window, TV point, central heating radiator.

Kitchen (front) 10' 7" x 7' 5" (3.22m x 2.26m)

Fitted with a range of matching wall, floor and drawer units with integrated electric oven and hob, stainless steel sink with draining board, plumbed for automatic washing machine, space fro fridge freezer, upvc double glazed window, central heating radiator, laminate flooring, built in storage cupboard housing meters.

Inner Hallway

Built in storage cupboards

Bedroom 1 (rear) 9' 1" x 8' 7" (2.77m x 2.61m)

Central heating radiator, upvc French doors leading to private rear garden.

Bedroom 2 (rear) 11' 3" x 7' 3" (3.43m x 2.21m)

Central heating radiator, built in wardrobes, upvc double glazed window.

Bathroom/WC

Fitted with a three piece white suite comprising, paneled bath with electric shower over, pedestal wash hand basin, low level wc, central heating radiator.

Externally

Lawn garden to the front with public walkway leading to the lake. To the rear there is a private garden as well as a single car garage located in a nearby block.

Tenure

leasehold - we have been advised that there is 136 years remaining

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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Price:- £105,000



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Ground Floor Flat

Two Bedrooms

Private Garden

Single Car Garage

Gas Central Heating

UPVC Double Glazing



Internal inspection is strongly recommended of this splendid ground floor flat, occupying an excellent location close to all local amenities including the Killingworth Centre, the lake, public transport, and road links to nearby centres. The accommodation briefly comprises; an entrance porch, lounge, fitted kitchen, two good sized bedrooms and a combined bathroom/wc. Externally the property benefits from a garden to the front and a private garden to the rear, as well as a single car garage located in a nearby block. The property also has gas fired central heating via radiators, upvc double glazed windows and no upper chain

