

Accommodation

Ground Floor

Entrance Lobby
with a part glazed upvc door and tiled floor

Cloakroom/w.c.
fitted with a wash hand basin and low level w.c.,
tiled floor

Utility Room *8' 8" x 7' 3" (2.64m x 2.21m)*
being part of the original garage, stainless steel
single drainer sink unit, plumbed for an automatic
washing machine

Lounge (front) *19' 9" x 11' 1" (6.02m x 3.38m)*
wood effect laminate flooring, upvc double glazed
window and door opening onto the rear garden,
central heating radiator, open to:-

Dining Room (rear) *12' 3" x 11' 10" (3.73m x 3.60m)*
wood effect laminate flooring, upvc double glazed
window and door opening onto the rear garden,
central heating radiator, stairs to the first floor

Kitchen (rear) *11' 9" x 6' 10" (3.58m x 2.08m)*
fitted units, built in electric oven and hob, stainless
steel single drainer sink unit, upvc double glazed
window, central heating radiator, accessed from
both the dining room and lounge

First Floor

Stairs to the First Floor Landing
built in cupboard housing the gas central heating
boiler, loft access

Bedroom One (rear) *14' 10" x 8' 9" (4.52m x 2.66m)*
built in cupboard, central heating radiator, upvc
double glazed window

Bedroom Two (rear) *11' 6" x 6' 11" (3.50m x 2.11m)*
wood effect laminate flooring, central heating
radiator, upvc double glazed window

Bedroom Three (front) *12' 3" x 8' 3" (3.73m x 2.51m)*
wood effect laminate flooring, central heating
radiator, upvc double glazed window, loft access

Bathroom/w.c.
fitted with a suite comprising a white panelled bath,
pedestal wash hand basin, low level w.c., separate
corner shower enclosure, chrome heated towel rail,
upvc double glazed window

External
garden area to the front mainly block paved.
Attached garage/store being approximately half
the length of the original garage. Enclosed mature
south facing garden to the rear with decked patio
area

Tenure
freehold

Council Tax
Band B

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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End Link House

Lake Views

Three Bedrooms

Needs Refurbishment

No Upper Chain

Freehold



*****AN EXCELLENT OPPORTUNITY TO PURCHASE A WELL PROPORTIONED END LINK HOUSE***** which, whilst requiring refurbishment occupies a splendid position with views over Killingworth Lake. The accommodation briefly comprises an entrance lobby with cloakroom/w.c. off and access to a useful utility room formed from part of the attached garage, spacious lounge opening onto a dining room and kitchen. To the first floor there are three good sized bedrooms and a bathroom/w.c. with a four piece suite. Externally there is a driveway to the front and access to a useful storage area being approximately the remaining half of the original garage. The rear garden has a decked patio area, mature trees and shrubs. There is gas fired central heating via radiators and we understand the property to be freehold.

