

## Accommodation

### Ground Floor

#### Entrance Porch

with part glazed upvc entrance door, upvc double glazed windows, wood effect laminate flooring, door to:-

#### Hallway

wood effect laminate flooring, recessed downlighters to ceiling, double central heating radiator, built in cloaks cupboard, understair cupboard

#### Lounge (front) 13' 6" x 12' 7" (4.11m x 3.83m)

wood effect laminate flooring, fitted window shutters to the upvc double glazed bow window, recessed downlighters to ceiling, double central heating radiator open to:-

#### Dining Area (rear) 10' 11" x 8' 7" (3.32m x 2.61m)

fitted window shutters to double glazed sliding patio doors, double central heating radiator, recessed downlighters to ceiling

#### Conservatory (rear) 9' 10" x 9' 6" (2.99m x 2.89m)

wood effect laminate flooring, upvc double glazed windows and door opening onto the rear garden

#### Kitchen (rear) 9' 7" x 8' 2" (2.92m x 2.49m)

well fitted with wall, floor and drawer units incorporating an integrated gas hob with extractor hood, electric oven, dishwasher and washing machine, stainless steel single drainer sink unit, recessed downlighters to ceiling, upvc double glazed window, open to:-

#### Breakfast/Dining Area 11' 5" x 7' 4" (3.48m x 2.23m)

wood effect laminate flooring, double central heating radiator, upvc double glazed window and door opening onto the rear garden

### Stairs up to the First Floor Landing

upvc double glazed window, loft access, built in cupboard

#### Bedroom One (front) 12' 9" x 9' 5" (3.88m x 2.87m)

fitted shutters to the upvc double glazed window, double central heating radiator

#### Bedroom Two (rear) 10' 4" x 9' 5" (3.15m x 2.87m)

fitted shutters to the upvc double glazed window, double central heating radiator

#### Bedroom Three (front) 8' 4" x 7' 6" (2.54m x 2.28m)

fitted shutter blinds to upvc window, double central heating radiator

#### Bathroom/w.c.

fitted with a three piece white suite of a panelled bath with shower on a mixer tap, pedestal wash hand basin and low level w.c. Ceramic tiling to walls and floor, recessed downlighters to ceiling, upvc double glazed window

#### External

garden to the front laid mainly to gravel with a driveway leading to an attached garage with access to the side and to the rear garden

#### 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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Semi Detached House

Three Bedrooms

Kitchen with Dining Area Off

Conservatory

Well Fitted Bathroom/w.c.

No Upper Chain



Available with no upper chain this pleasantly appointed three bedroom semi detached house is situated on the popular Highfields estate close to all local amenities within Killingworth including schools, the Killingworth Centre, public transport and road links to nearby centres. The accommodation briefly comprises an entrance porch, hallway, through lounge/dining area with a conservatory to the rear, a well fitted kitchen opening onto a separate breakfast/dining area. To the first floor there are three bedrooms and a well fitted combined bathroom/w.c. Externally there are gardens to both front and rear together with a driveway providing access to an attached garage. There is gas fired radiator central heating, upvc double glazing, the property is freehold and it offers a good standard of decoration and fittings generally throughout.

