

Accommodation

Ground Floor

Entrance Hall

upvc part glazed entrance door., wood effect laminate flooring, central heating radiator, understair storage cupboard and staircase to the first floor.

Cloakroom/w.c.

fitted with a suite comprising a wash hand basin set in a vanity unit and low level w.c. Half height ceramic tiling to walls, wood effect laminate flooring, wall mounted Baxi gas central heating boiler, central heating radiator, upvc double glazed window

Kitchen (front) 12' 9" x 7' 7" (3.88m x 2.31m)

very well fitted with wall, floor and drawer units incorporating an integrated gas hob with extractor hood over and electric oven, free standing washing machine, dishwasher and fridge/freezer, stainless steel single drainer sink unit, ceramic tiling above worktops, wood effect laminate flooring, vertical central heating radiator, upvc double glazed window

Lounge/Dining Area (rear) 17' 10" x 11' 10" (5.43m x 3.60m)

open plan with wood effect laminate flooring, upvc double glazed window and French doors opening onto the rear garden, central heating radiator, TV point

First Floor

Stairs up to the First Floor Landing

Bedroom One (rear) 14' 3" x 9' 1" (4.34m x 2.77m)

central heating radiator, upvc double glazed window

Bedroom Two (rear) 11' 1" x 8' 7" (3.38m x 2.61m)

central heating radiator, upvc double glazed window

Bedroom Three (front) 9' 1" x 7' 5" (2.77m x 2.26m)

central heating radiator, upvc double glazed window

Shower Room/w.c.

fitted with a suite comprising a walk in shower enclosure with glazed screen, low level w.c. wash hand basin set in a vanity unit, spotlights in a vinyl panelled ceiling, heated towel rail, upvc double glazed window

External

forecourt to the front paved with off street car parking and a brick storage shed. Enclosed and paved low maintenance patio garden to the rear

Council Tax

Band A

LJ Lucas James

Estate Agents Surveyors Lettings



Mallard Court
Killingworth, NE12 6TJ

£795 Per Calendar Month

Zoopla



PrimeLocation

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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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Furnished Mid Terraced House

Three Bedrooms

Well Fitted Kitchen

Shower Room/w.c.

Off Street Car Parking

Excellent Order Throughout



A hugely impressive three bedroom mid terraced house available to rent furnished and conveniently situated for access to an extensive range of local amenities together with public transport and road links to nearby centres. The accommodation briefly comprises an entrance hall with cloakroom/w.c off, a splendid fitted kitchen, a spacious lounge/dining area, three first floor bedrooms and a well fitted shower room/w.c. Externally the property benefits from a forecourt to the front with off street car parking and a pleasant patio garden to the rear. There is gas fired radiator central heating, upvc double glazing and the property boasts a high standard of decoration, fittings and furnishings throughout.

