

Conservatory 12' 9" x 11' 6" (3.88m x 3.50m)

Hallway

Cloakroom/WC

Fitted with a wall mounted wash hand basin and low level WC, wall mounted gas central heating boiler, part ceramic tiling to walls, central heating radiator, tiled floor.

lounge (Rear) 17' 5" x 8' 4" (5.30m x 2.54m)

Wood effect laminate flooring, double central heating radiator, UPVC double glazed window and door to conservatory.

Conservatory (Rear) 9' 6" x 6' 3" (2.89m x 1.90m)

Tiled floor, UPVC double glazed windows and door opening onto the rear garden.

Kitchen (Front) 10' 5" x 7' 2" (3.17m x 2.18m)

Fitted with wall and floor units incorporating a built in gas hob with extractor fan, electric oven, stainless steel single drainer sink unit, plumbed for automatic washing machine, double glazed window.

First floor

Stairs up to the first floor landing.

Bedroom one/ 2nd reception room 17' 5" x 8' 5"

(5.30m x 2.56m)

Double glazed central heating radiator, wood effect laminate flooring, UPVC double glazed window.

Bedroom Three (front) 10' 7" x 7' 1" (3.22m x 2.16m)

Double central heating radiator, UPVC double glazed window.

Bathroom/WC

Fitted with a three piece white suite of a panelled bath with electric shower over, low level WC and pedestal wash hand basin, vinyl panelling to walls, central heating radiator, UPVC double glazed window.

Second floor

Stairs to the second floor landing. Double central heating radiator to the half landing.

Bedroom Two (Rear) 17' 5" x 10' 7" (5.30m x 3.22m)

max

Wood effect laminate flooring, double and single central heating radiator, two UPVC double glazed windows.

Bedroom four (Front) 9' 0" x 8' 3" (2.74m x 2.51m)

Double central heating radiator, UPVC double glazed window.

Shower room/WC

Fitted with a glazed shower cubicle with electric shower, wash hand basin and low level WC, central heating radiator, vinyl panelling to walls, UPVC double glazed window.

Tenure – Freehold

Council Tax-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.



Killingworth Office, 2-3 The Killingworth Centre, Killingworth, Tyne & Wear, NE12 6YT
Tel: 0191 268 9000 email: killingworth@lucasjamesestateagents.co.uk

LJ Lucas James

Estate Agents Surveyors Lettings



Eider Walk
KILLINGWORTH, NE12 6TQ

OIRO: £130,000

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PrimeLocation

Killingworth Office
2-3 The Killingworth Centre
Killingworth
Tyne & Wear
NE12 6YT
Tel: 0191 268 9000
killingworth@lucasjamesestateagents.co.uk

www.lucasjamesestateagents.co.uk



Three Story Mid Terrace

Two Conservatories

Three/Four Bedrooms

Bathroom and Shower Room

Some Updating Required

No Upper Chain



This spacious mid terraced house is laid out over three floors and has conservatory extensions to both front and rear. The property is conveniently situated for access to a wide range of local amenities including the Killingworth Centre, schools serving all age group, public transport and road links to nearby centres. The accommodation briefly comprises a conservatory to the front opening onto the entrance hall, ground floor cloakroom/WC, spacious living room, fitted kitchen and conservatory to the rear. To the first floor there is a large bedroom or second reception room, bedroom and bathroom/WC. To the second floor there are two further bedrooms and a shower room. Externally a driveway to the front provides off street car parking and there is an enclosed rear garden enjoying southerly aspect. The property has gas fired radiator central heating, double glazing and whilst requiring some updating works, it should appeal to a wide range of prospective buyers.

