

## Accommodation

### Ground Floor

#### Entrance Hall

part glazed upvc entrance door, wood effect laminate flooring, understair storage/utility area, central heating radiator, built in cupboard, staircase with glass balustrade

#### w.c.

fitted with a suite comprising a wall mounted wash hand basin and low level w.c., wood effect laminate flooring, half height vinyl panelling to walls, upvc double glazed window

#### Lounge (rear) 11' 6" x 10' 4" (3.50m x 3.15m)

feature media wall with TV and decorative fire below and space for a sound bar, central heating radiator, upvc double glazed window, open to:-

#### Dining Area (rear) 12' 9" x 7' 5" (3.88m x 2.26m)

central heating radiator, upvc double glazed window

#### Kitchen (front) 10' 1" x 7' 3" (3.07m x 2.21m)

comprehensively fitted with high gloss wall, floor and drawer units incorporating an integrated ceramic hob with extractor hood over, electric oven, plumbed for a slimline dishwasher, stainless steel single drainer sink unit, cupboard housing the gas central heating boiler, built in fridge/freezer, breakfast bar, upvc double glazed window

#### Rear Lobby

with upvc door to the rear garden, wood effect laminate flooring. Door to a useful utility storage room 8' 7" x 6' 1"

## First Floor

### Stairs up to the First Floor Landing

upvc double glazed window, two built in cupboards

#### Bedroom One (rear) 11' 3" x 11' 1" (3.43m x 3.38m)

double built in wardrobes, wall mounted air conditioning unit, central heating radiator, upvc double glazed window

#### Bedroom Two (rear) 11' 3" x 9' 5" (3.43m x 2.87m)

central heating radiator, upvc double glazed window, TV point

#### Bathroom/w.c.

well fitted with a suite comprising a shaped panelled bath with rainfall shower over, pedestal wash hand basin and low level w.c. Ceramic tiling around the suite, chrome heated towel rail, upvc double glazed window

#### External

small garden area with storage cupboard, walkway beyond. Attractive garden to the rear with artificial lawn, raised decked patio area and storage shed

#### Tenure

freehold

#### Council Tax

Band A

LJ Lucas James

Estate Agents Surveyors Lettings



Martindale Walk

Killingworth, NE12 6QT

Price:-

£105,000

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 they are and do not constitute any part of a contract. No persons in the employment of Lucas James Estate Agents have any authority to make any representation or warranty whatever in relation to this property.

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PrimeLocation

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Mid Terraced House

Two Double Bedrooms

Lounge with Media Wall

Well Fitted Kitchen

Splendid Fitted Bathroom

Internal Inspection Recommended



A hugely impressive mid terraced house situated close to all local amenities within Killingworth including schools, shops, public transport and road links to nearby centres. The accommodation is well proportioned and briefly comprises an entrance hall, ground floor w.c., a spacious open plan lounge/dining area with a feature media wall, a well fitted kitchen, rear lobby and useful utility room/store. Externally the property enjoys an attractive landscaped rear garden and a small garden area to the front with walkway beyond. There are two double bedrooms to the first floor together with a well fitted bathroom/w.c. The property has gas fired radiator central heating, upvc double glazing and it boasts a high standard of decoration and fittings throughout.

