

Ground Floor

Hallway

Shower room/wc

Fitted with a glazed shower cubicle, corner wash hand basin and low level wc, heated towel rail, vinyl panelling to walls and ceiling, upvc double glazed window.

Dining room/study/bedroom 4 (side) *9' 2" x 7' 7" (2.79m x 2.31m)*

Wood effect laminate flooring, central heated radiator, upvc double glazed window.

Lounge (rear) *17' 3" x 11' 9" (5.25m x 3.58m)*

Decorative fireplace, central heated radiator, TV point, upvc double glazed window and door opening onto the rear garden.

Kitchen (front) *11' 9" x 6' 6" (3.58m x 1.98m)*

Fitted with wall floor and drawer units, electric cooker point, plumbed for an automatic washing machine and dishwasher, stainless steel single drainer sink unit, ceramic tiling above worktops, wall mounted gas central heating boiler, upvc double glazed window.

Bedroom 1 (rear) *10' 9" x 10' 4" (3.27m x 3.15m)*

Central heated radiator, upvc glazed window.

First Floor

Stairs up to the first floor landing. Loft access, walk in cupboard.

Bedroom 2 (rear) *13' 9" x 8' 9" (4.19m x 2.66m)*

Central heated radiator, upvc double glazed window.

Bedroom 3 (side) *21' 7" x 7' 3" (6.57m x 2.21m)*

Central heated radiator. velux double glazed roof light.

Bathroom/wc

Fitted with a three piece white suite of a panelled jacuzzi style bath, wash hand basin and wc, half height vinyl panelling to wall, central heated radiator, velux double glazed roof light.

External

Block paved garden to the front with communal parking in the cul de sac beyond. Mainly paved garden with southerly aspect to the rear.

Council Tax

Band A

Tenure

Freehold but subject to a service charge payable to Places For People. Currently £30.00 PCM. This should be clarified by your legal adviser prior to proceeding with the purchase.

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

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

www.lucasjamesestateagents.co.uk



Spacious End Terraced House

Three Bedrooms

Two Reception Rooms

Two Bathrooms

New Flooring and Redecoration
Throughout

No Upper Chain



A pleasantly appointed end terraced house situated within the village of Backworth within easy access of public transport and road links to nearby centres with Northumberland Park Metro and the A19. The well proportioned accommodation briefly comprise an entrance hallway, spacious lounge to the rear, separate dining room, fitted kitchen, ground floor shower room/wc and a double bedroom. To the first floor there are two further double bedrooms and combined bathroom/wc. Externally there are small gardens to both front and rear and communal off street parking. The property has gas fired radiator central heating, upvc double glazing, new flooring throughout and is available with no upper chain.

