

Accommodation

Ground Floor

Entrance Lobby

with part glazed entrance door, central heating radiator, stairs up to the first floor

Lounge (front) 13' 0" x 12' 1" (3.96m x 3.68m)

Amtico wood effect flooring, upvc double glazed bow window, decorative fire surround with pebble effect electric fire, TV point, two central heating radiators, double doors opening onto:-

Dining Room (rear) 9' 0" x 8' 0" (2.74m x 2.44m)

Amtico wood effect flooring, built in understair cupboard, double central heating radiator, arch to:-

Kitchen (rear) 8' 0" x 6' 8" (2.44m x 2.03m)

comprehensively fitted with an excellent range of wall, floor and drawer units with granite worktops and incorporating an integrated gas hob and electric oven with extractor hood and stainless steel splashback, integrated fridge/freezer, dishwasher and washing machine, inset stainless steel sink unit, under unit lighting, ceramic tiling above worktops. Amtico wood effect flooring, recessed downlighters in a vinyl panelled ceiling, upvc double glazed window

Conservatory (rear) 11' 0" x 9' 10" (3.35m x 2.99m)

upvc double glazed french door from the dining room, tiled floor with underfloor heating, central heating radiator, upvc double glazed window and doors opening onto the rear garden, pitched and tiled roof

First Floor

Stairs up to the First Floor Landing

upvc double glazed window, cupboard housing the gas central heating boiler, access to a part boarded loft space

Bedroom One (rear) 10' 5" x 9' 0" (3.17m x 2.74m)

triple built in wardrobes, central heating radiator, TV point, upvc double glazed window

Bedroom Two (front) 9' 1" x 6' 0" plus entrance (2.77m x 1.83m)

upvc double glazed window, central heating radiato

Bedroom Three (front) 8' 7" x 6' 2" (2.61m x 1.88m)

central heating radiator, wood effect laminate flooring, upvc double glazed window

Bathroom/w.c.

fitted with a three piece white suite of a shaped panelled bath with mains fed shower and glazed screen, pedestal wash hand basin, low level w.c., ceramic tiling around bath, recessed downlighters set in a vinyl panelled ceiling, central heating radiator, upvc double glazed window

External

garden to the front laid to gravel. Tarmac driveway to the side for off street car parking and access to a delightful rear and side garden with decked patio area, superb well tended flowerbeds and borders

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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Superb Semi Detached House

Three Bedrooms

Splendid Fitted Kitchen

Two Reception Rooms

Spacious Conservatory

Delightful Gardens



Internal inspection is strongly recommended of this hugely impressive semi detached house occupying a generous site within a pleasant cul de sac on this favoured residential estate. There is easy access to local amenities including those in Killingworth itself together with excellent road and public transport links to nearby centres. The accommodation briefly comprises an entrance lobby, lounge with bow window and doors opening onto a separate dining room, a superb fitted kitchen and good sized conservatory to the rear. To the first floor the property has three bedrooms, one with built in wardrobes and a well fitted bathroom/w.c. There are attractive gardens to three sides together with a driveway for off street car parking. There is gas fired central heating via radiators, upvc double glazing and the property benefits from a high standard of decoration and fittings generally throughout.

