

## Accommodation

### Ground Floor

#### Entrance Hall

part glazed upvc entrance door, built in cupboard, wood effect laminate flooring, central heating radiator

#### w.c.

with low level w.c., wall mounted wash hand basin, upvc double glazed window

#### Lounge (rear) 14' 9" x 13' 1" (4.49m x 3.98m)

central heating radiator, TV point, upvc double glazed French doors opening onto the rear garden

#### Dining Kitchen (front-rear) 19' 6" x 8' 7" (5.94m x 2.61m)

fitted with wall, floor and drawer units, single bowl stainless steel sink unit, gas cooker point, plumbed for an automatic washing machine, ceramic tiling above worktops, wall mounted gas central heating boiler, double central heating radiator, wood effect laminate flooring, upvc double glazed window to the front, upvc double glazed French doors to the rear

### First Floor

Stairs up to the First Floor Landing  
three built in cupboards, loft access

#### Bedroom One (rear) 13' 1" x 8' 0" (3.98m x 2.44m)

central heating radiator, upvc double glazed window

#### Bedroom Two (rear) 13' 1" x 8' 6" (3.98m x 2.59m)

central heating radiator, upvc double glazed window

#### Bedroom Three (rear) 10' 5" x 5' 8" (3.17m x 1.73m)

central heating radiator, upvc double glazed window

#### Bathroom/w.c.

fitted with a three piece white suite comprising a white panelled bath with shower over, pedestal wash hand basin and low level w.c., ceramic tiling around suite, upvc double glazed window

#### External

pleasant garden to the rear with lawn, borers and paved patio

#### Tenure

freehold

#### Council Tax

Band 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.



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Mid Terraced House

Three Bedrooms

Spacious Dining Kitchen

Ground Floor w.c.

French Doors off Kitchen & Lounge

No Upper Chain



A pleasantly appointed three bedroom mid terraced house situated in a popular residential area close to all local amenities including the Killingworth Centre, schools serving all age groups, public transport and road links to nearby centres. The accommodation briefly comprises an entrance hall with w.c. off generous dining kitchen with doors opening onto the rear garden, three first floor bedrooms and a combined bathroom/w.c. There is a pleasant garden to the rear and the property benefits from gas fired central heating together with upvc double glazing. Available with no upper chain the property should appeal to a wide range of prospective buyers.

