

## Accommodation

### Ground Floor

#### Entrance Porch

part glazed upvc entrance door, upvc double glazed windows to two sides, tiled floor

#### Inner Hall

Lounge (front) 14' 2" x 11' 8" (4.31m x 3.55m)

wood effect laminate flooring, upvc double glazed window, TV point, central heating radiator, open to:-

Dining Room (rear) 10' 2" x 8' 7" (3.10m x 2.61m)

wood effect laminate flooring, central heating radiator, understair storage cupboard, open to:-

Conservatory (rear) 10' 10" x 7' 0" (3.30m x 2.13m)

upvc double glazed windows and French door opening onto the rear garden, insulated roof

Kitchen (rear) 10' 2" x 6' 0" (3.10m x 1.83m)

comprehensively fitted with high quality wall, floor and drawer units incorporating an integrated gas hob with extractor over, electric oven, dishwasher, washing machine and fridge/freezer, stainless steel single drainer sink unit, ceramic tiling above worktops, cupboard housing the gas central heating boiler, upvc double glazed window

### First Floor

#### Stairs up to the First Floor Landing

Bedroom One (front) 11' 4" x 8' 8" (3.45m x 2.64m)

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

Bedroom Two (rear) 9' 0" x 7' 3" (2.74m x 2.21m)

central heating radiator, upvc double glazed window

Bedroom Three (rear) 7' 3" x 7' 2" (2.21m x 2.18m)

central heating radiator, upvc double glazed window

#### Bathroom/w.c.

very well fitted with a three piece suite of a tile panelled bath with chrome rainfall shower and concertina shower screen, wash hand basin and w.c set in a vanity unit, chrome heated towel rail, extractor fan, decorative floor level lighting to the bath, ceramic tiling to walls, tiled floor

#### External

block paved garden to the front providing off street car parking. Pleasant well landscaped rear garden with paved patio, raised decked patio area, artificial lawn, hot and cold water supply and enjoying aspect to the south and west

#### 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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Ashley Close

Killingworth, NE12 6GD

Price: £199,950

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PrimeLocation

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Exceptional Mid Terraced House

Three Bedrooms

Porch and Conservatory Extension

Superb Fitted Kitchen

Splendid Bathroom/w.c.

Ideal First Buy



Internal inspection is unreservedly recommended of this highly impressive mid terraced house which occupies a pleasant position on this favoured residential estate. There is easy access to the Killingworth Centre and its associated amenities together with schools serving all age groups, public transport and road links to nearby centres. The property has been extended to both front and rear and briefly comprises a spacious entrance porch, lounge to the front, separate dining room opening onto a conservatory to the rear, a splendid fitted kitchen with integrated appliances, three first floor bedrooms and superbly fitted bathroom/w.c. Externally there is a garden to the front with a block paved driveway for off street car parking and an attractive landscaped garden to the rear with aspect south and west. There is gas fired radiator central heating, upvc double glazing and the property boasts a particularly high standard of decoration and fittings generally throughout.

