

Accommodation

Ground Floor

Entrance Lobby

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

Living Room (front) 14' 7" x 11' 5" (4.44m x 3.48m)

double central heating radiator, upvc double glazed window, TV point, understair cupboard

Dining/Breakfasting Kitchen (rear) 18' 9" x 9' 0" (5.71m x 2.74m)

fitted with wall and floor units, built in electric oven and hob, stainless steel single drainer sink unit, wall mounted gas central heating boiler, upvc double glazed windows to two sides, central heating radiator

Conservatory (rear) 11' 8" x 9' 4" (3.55m x 2.84m)

upvc double glazed with doors to the side

First Floor

Stairs to the First Floor Landing

Bedroom One (front) 15' 5" x 9' 6" (4.70m x 2.89m)

central heating radiator

Bedroom Two (rear) 10' 10" x 9' 7" (3.30m x 2.92m)

central heating radiator, upvc double glazed window

Bathroom/w.c. 8' 8" x 7' 5" (2.64m x 2.26m)

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

External

garden to the front, double gates provide access to the side of the property with a hardstanding providing opportunity for off street car parking and a rear garden mainly decked and a timber shed

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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£90,000

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Semi Detached House

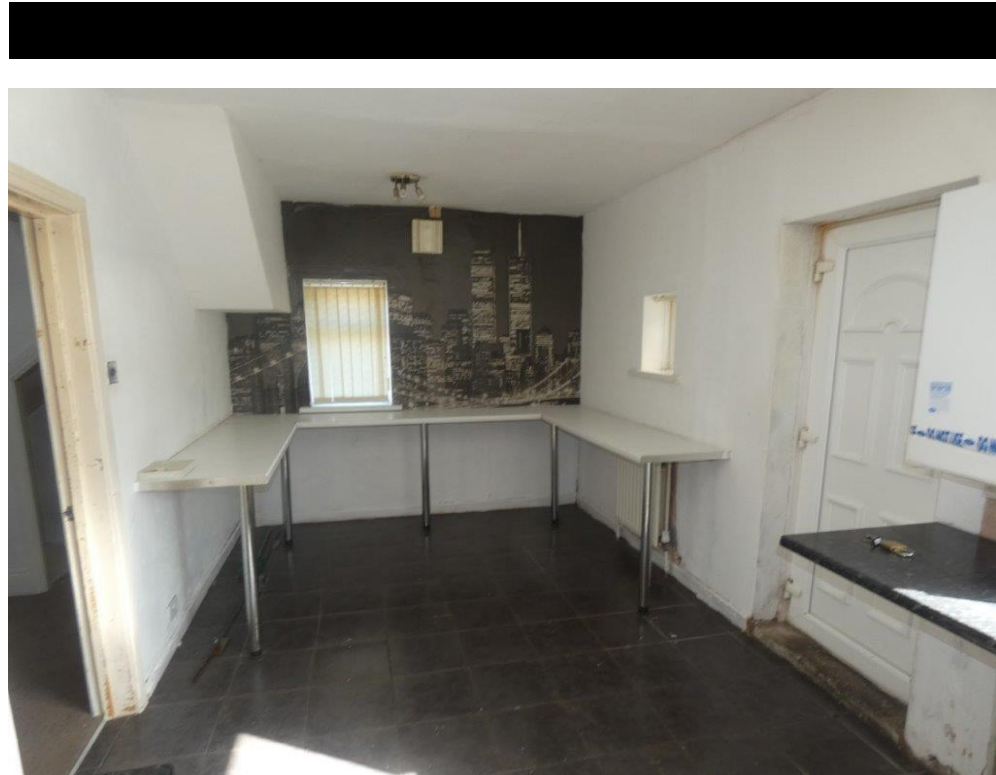
Two Double Bedrooms

Conservatory

Gardens to Three Sides

Considerable Potential

No Upper Chain



This two bedroom semi detached house is available with no upper chain and is conveniently situated for access to the A189 and A19 at Moor Farm roundabout. Whilst requiring refurbishment it occupies a generous site with gardens to three sides and should appeal to those seeking a development/investment opportunity. The accommodation briefly comprises an entrance lobby, living room to the front, large dining/breakfasting kitchen, conservatory extension, two double bedrooms and a generous bathroom/w.c. Externally there are gardens to three sides including a hardstanding to the side offering potential for off street car parking.

