

Accommodation

Ground Floor

Entrance Porch

upvc part double glazed entrance door, double glazed windows, wall light

Hallway

understair cupboard, double central heating radiator, spindle staircase to the first floor

Lounge (front) 17' 6" x 10' 1" (5.33m x 3.07m)

decorative fireplace with electric fire, double glazed bow window, double central heating radiator, TV point, wall light fittings, arch to:-

Dining Area (rear) 10' 4" x 8' 8" (3.15m x 2.64m)

central heating radiator, double doors opening onto:-

Conservatory (rear) 10' 0" x 8' 5" (3.05m x 2.56m)

upvc double glazed with doors opening onto the rear garden

Breakfasting Kitchen (rear) 10' 4" x 9' 1" (3.15m x 2.77m)

fitted with base units and glazed wall units, double glazed window, central heating radiator, wood effect laminate flooring, open to:-

Kitchen/Utility Room (rear) 8' 5" x 8' 1" (2.56m x 2.46m)

fitted with wall and floor units incorporating a built in gas hob with extractor hood, electric oven, stainless steel single drainer sink unit, plumbed for an automatic washing machine, ceramic tiling to walls, wall mounted Baxi gas central heating boiler, double glazed window and door opening onto the rear garden

First Floor

Stairs up to the First Floor Landing

double glazed window

Bedroom One (front) 11' 10" x 11' 6" (3.60m x 3.50m)

fitted wardrobes to one wall, central heating radiator, upvc double glazed window

Bedroom Two (rear) 10' 9" x 9' 1" (3.27m x 2.77m)

central heating radiator, upvc double glazed window

Bedroom Three (front) 8' 9" x 7' 8" (2.66m x 2.34m)

central heating radiator, upvc double glazed window

Combined Bathroom/w.c.

fitted with a three piece white suite of a panelled bath, pedestal wash hand basin and low level w.c., double glazed window, central heating radiator, ceramic tiling to walls, tiled floor, recessed downlighters to ceiling

External

mainly block paved garden to the front providing car parking, access to a single garage and a good sized rear garden laid mainly to lawn with good sized raised patio area

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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Family Semi Detached House

Three Bedrooms

Generous Ground Floor Space

Conservatory

Good Sized Rear Garden

No Upper Chain



We recommend viewing of this spacious semi detached house occupying a pleasant position on this favoured residential estate close to amenities within Forest Hall itself together with public transport and road links to nearby centres. The accommodation briefly comprises a large entrance porch, hallway, extended lounge to the front, dining area with doors opening onto a good sized conservatory, breakfasting kitchen area with an additional kitchen area within the original utility room, three first floor bedrooms and combined bathroom/w.c. Externally there is a mainly block paved garden to the front, attached garage and a good sized garden to the rear. The property has gas fired central heating, double glazing and is available with no upper chain and offers a good standard of decoration and fittings generally throughout.

