

Accommodation

Ground Floor

Entrance Hall

part Glazed composite front door, central heated radiator, wood effect laminate flooring, understair cupboard and built in cloaks cupboard.

Lounge (Front) 12' 3" x 10' 10" (3.73m x 3.30m)

Feature decorative fireplace with inset electric fire, upvc double glazed bow window, Tv Point, coving to ceiling, central heated radiator, arh to:

Dining area (Rear) 11' 0" x 8' 8" (3.35m x 2.64m)

Double central heated radiator, coving to the ceiling, upvc double glazed french doors opening onto the rear garden.

Kitchen (Rear) 9' 8" x 8' 9" (2.94m x 2.66m)

Fitted with wall, floor and drawer units, gas cooker point, single drainer sink unit, breakfast bar, ceramic tiling above worktops, double central heated radiator, upvc double glazed windows and door opening onto rear garden.

First Floor

Stairs up to the first floor landing. Upvc double glazed window, loft access, cupboard housing the gas central heating boiler.

Bedroom 1 (Front) 11' 0" x 7' 10" (3.35m x 2.39m)

Plus fitted wardrobes to two walls, central heated radiator, upvc glazed window.

Bedroom 2 (Rear) 9' 7" x 8' 3" (2.92m x 2.51m)

Plus fitted wardrobes to one wall, central heated radiator, upvc double glazed window.

Bedroom 3 (Front) 8' 4" x 7' 8" (2.54m x 2.34m)

Fitted wardrobes to one wall, central heated radiator, upvc glazed window.

Bathroom/WC

Fitted with a three piece white suite of a shaped panelled bath with shower over, pedestal wash hand basin and low level wc, ceramic tiling to walls, tiled floor, central heated radiator, recessed downlighters to ceiling, upvc double glazed window.

External

Low maintenance block paved and gravelled garden to the rear with block paved patio area. A single car garage is located in a nearby block to the rear.

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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Three Bedroom End Link

Lounge/Dining Area

Gas Fired Radiator Central Heating

UPVC Double Glazing

Freehold

No Upper Chain



This three bedroom end link house occupies a pleasant position in the popular Highfields Estate close to an extensive range of local amenities within Killingworth. There are good shopping facilities within the Killingworth Centre, Schools serving all age groups nearby and good road and public transport links to nearby centres. The property has been well maintained throughout and briefly comprises an entrance hall, lounge to the front opening onto the dining area to the rear, a fitted kitchen, three first floor bedrooms all with fitted wardrobes and a combined bathroom/wc. There are low maintenance gardens to the front and rear and a single car garage situated in a nearby block. There is gas fired radiator central heating, upvc double glazing and we understand the property is Freehold.

