

Accommodation

Ground Floor

Entrance Hall

Wood effect laminate flooring, stairs to the first floor.

Lounge (Front) 15' 0" x 9' 10" (4.57m x 2.99m) *plus recess*

Wood effect laminate flooring, upvc double glazed window, Tv point, central heating radiator

Kitchen (Rear) 13' 0" x 9' 1" (3.96m x 2.77m)

Comprehensively fitted with wall, floor, drawer and glazed display units incorporating integrated gas hob with stainless steel extractor hood, electric oven, fridge and freezer, stainless steel single drainer sink unit, plumbed for an automatic washing machine. Wall mounted gas central heating boiler, wood effect vinyl flooring, recessed downlighters to ceiling, open to

Sun Lounge/ Conservatory (Rear) 10' 6" x 9' 6" (3.20m x 2.89m)

Double central heating radiator, wood effect vinyl flooring, upvc double glazed window and french doors opening onto the rear garden.

First Floor

Stairs up to the first floor landing. Loft access, built in cupboard.

Bedroom 1 (Front) 11' 5" x 9' 8" (3.48m x 2.94m)

Double built in wardrobes central heated radiator, upvc double glazed window.

Bedroom 2 (Rear) 13' 0" x 6' 6" (3.96m x 1.98m)

Central heated radiator, upvc double glazed window.

Bathroom/WC

Fitted with a three piece suite of a panelled bath with drawer on a mixer tap, wash-hand basin and wc, ceramic tiling to wall, chrome heated towel rail, recessed downlighters to ceiling, upvc double glazed window.

External

Garden to the front. Pleasant enclosed garden to the rear with southerly aspect and access to a driveway for off street car parking.

LJ Lucas James

■ Estate Agents ■ Surveyors ■ Lettings ■



The Croft
Killingworth, NE12 6PJ

Price: £850 PCM

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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Superb Mid Link House

Two Bedrooms

Superb Fitted Kitchen

Sun Room/Conservatory Extension

South Facing Rear Garden

Off Street Car Parking



A superb extended mid link on this favoured residential estate close to an extensive range of local amenities including the Killingworth Centre, Schools, playing fields and public transport to nearby centres. The property offers a high standard of decoration and fittings throughout and briefly comprises an entrance hall, spacious lounge, superbly fitted kitchen opening onto a conservatory/sun lounge extension, two good sized bedrooms and a well fitted bathroom/wc. Externally there is a garden to the front, pleasant south facing garden to the rear with access to a driveway for off street car parking.

