

Accommodation

Ground Floor

Entrance Porch

UPVC part glazed entrance door and windows, wood effect laminate flooring.

Hallway

Central heated radiator, dado rail, stairs to the first floor.

Living Room (Front-Rear) 18' 0" x 11' 1" (5.48m x 3.38m)

Coal effect gas fire within a decorative surround, wood effect laminate flooring, double central heated radiator, UPVC double glazed bow window and french doors opening onto the rear garden.

Dining/Kitchen (Front-Rear) 18' 0" x 0' 0" (5.48m x 0m) Max

Being L-shaped with a range of wall and floor units incorporating an integrated electric hob with extractor hood, electric oven, stainless steel single drainer sink unit, plumbed for an automatic washing machine, ceramic tiling above worktops, tiled floor, recessed downlighters to ceiling, UPVC double glazed french doors to the front and door to the rear, central heated radiator.

First Floor

Stairs up to the first floor landing. Loft access, UPVC double glazed window.

Bedroom 1 (Front) 12' 0" x 11' 2" (3.65m x 3.40m)

Central heated radiator, UPVC double glazed window.

Bedroom 2 (Front) 10' 0" x 8' 8" (3.05m x 2.64m)

Plus recess, central heated radiator, UPVC double glazed window.

Bedroom 3 (Rear) 9' 0" x 7' 0" (2.74m x 2.13m)

Central heated radiator, UPVC Double glazed window, cupboard housing the gas central heating boiler.

Bathroom/wc

Fitted with a three piece white suite of a panelled bath with mains fed shower over, pedestal wash hand basin and low level WC. Two UPVC double glazed windows, ceramic tiling around the suite, central heated radiator.

External

Garden to the front being block paved and providing off street car parking. Good sized garden to the rear with lawn, paved patio area and timber shed.

Council Tax Band - A

Tenure - Freehold

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.



Killingworth Office, 2-3 The Killingworth Centre, Killingworth, Tyne & Wear, NE12 6YT
Tel: 0191 268 9000 email: killingworth@lucasjamesestateagents.co.uk



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Shearwater Avenue

Newcastle Upon Tyne, NE12 8PH

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£165,000

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Killingworth Office
2-3 The Killingworth Centre
Killingworth
Tyne & Wear
NE12 6YT
Tel: 0191 268 9000
killingworth@lucasjamesestateagents.co.uk

www.lucasjamesestateagents.co.uk



Spacious Mid Terraced House

Three Bedrooms

L-Shaped Dining Kitchen

Porch Extension

Popular Residential Area

No Upper Chain



A spacious mid terraced house available with no upper chain and situated in an increasingly popular residential area close to a wide range of local amenities together with bus, metro and road links to nearby centres. The accommodation briefly comprises an entrance porch, hallway, well proportioned living room, a generous L-shaped kitchen/diner, three first floor bedrooms and combined bathroom/wc. Externally a block paved front garden provides off street car parking and there is a good sized rear garden. The property has gas fired central heating, upvc double glazing and should appeal to a wide range of prospective buyers.

