

Accommodation

Ground Floor

Entrance Hall

Wood effect laminate flooring, central heated radiator, staircase to the first floor.

Lounge (Rear) 15' 0" x 11' 1" (4.57m x 3.38m)

UPVC double glazed bow window, wood effect laminate flooring, wall light fittings, TV point, wall mounted electric fire, central heated radiator

L-Shaped Kitchen/Diner (Front -Rear) 20' 0" x 11' 2" (6.09m x 3.40m)

Very well fitted with wall, floor and drawer units incorporating an integrated gas hob with glass extractor hood, electric oven, one and half bowl single drainer sink unit, ceramic tiling above worktops. Tile effect vinyl flooring, two central heating radiators, UPVC double glazed window to the front, UPVC double glazed window to the rear and door opening onto the rear garden, large understair cupboard.

First Floor

Stairs up to the first floor landing. Loft access.

Bedroom 1 (Front) 11' 5" x 11' 3" (3.48m x 3.43m)

Double built in mirrored wardrobes, central heated radiator, wood effect laminate flooring, UPVC double glazed window.

Bedroom 2 (Front) 11' 5" x 8' 0" (3.48m x 2.44m)

Double built in mirrored wardrobes, wood effect laminate flooring, central heated radiator.

Bedroom 3 (Rear) 11' 4" x 5' 8" (3.45m x 1.73m) Plus

Fitted mirrored wardrobes to one wall, central heated radiator, wood effect laminate flooring

Bathroom/WC

Very well fitted with a suite comprising a panelled bath, wash hand basin and wc set in a vanity unit, glazed double shower enclosure with chrome rainfall shower, two heated towel rails, ceramic tiling to walls, UPVC double glazed windows, extractor fan.

External

A mainly block paved garden to the front providing additional car parking and access to a single car garage. A delightful garden to the rear laid to lawn with block paved, pathway and patio area, mature well stocked flowerbeds and boards.

Tenure

Freehold

Council Tax

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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Superb Semi Detached House

Splendid Open Plan Kitchen/Diner

Three Spacious Bedrooms

Very Well Fitted Bathroom

Excellent order throughout

Freehold



Internal inspection is strongly recommended of this superbly presented three bedroom semi detached house offering spacious accommodation throughout. Situated on the popular Highfields Estate there is easy access to the Killingworth Centre, schools serving all age groups, public transport and road links to nearby centres. The accommodation briefly comprises an entrance hall, a pleasant lounge with bow window, a splendid fitted kitchen open plan to a dining area, three good sized bedrooms all with built in wardrobes and an excellent bathroom/wc including a double shower enclosure. There is an attractive garden to the front with a block paved driveway for additional car parking, a single car garage and access to a well landscaped rear garden. The property benefits from gas fired radiator central heating, upvc double glazing and a high standard of decoration and fittings throughout. It is freehold and has the benefits of solar panels to the main roof.

