

## Accommodation

### Ground Floor

#### Entrance Hall

cloaks cupboard, understair cupboard, double central heating radiator, dado rail and spindle staircase to the first floor

Lounge (front) *13' 6" x 12' 4" (4.11m x 3.76m)*

upvc double glazed sliding doors opening onto the front garden, double central heating radiator, dado rail, TV point, open to:-

Dining Area (rear) *8' 9" x 8' 4" (2.66m x 2.54m)*

double central heating radiator, double glazed sliding patio doors opening onto the rear garden

Kitchen (rear) *9' 7" x 8' 2" (2.92m x 2.49m)*

fitted with wall and floor units, single drainer sink unit, plumbed for an automatic washing machine, gas and electric cooker points, wall mounted gas central heating boiler, double glazed window and door opening onto the rear garden

### First Floor

Stairs to the First Floor Landing

loft access, upvc double glazed window, central heating radiator

Bedroom One (front) *12' 5" x 9' 5" (3.78m x 2.87m)*

double glazed window, wood effect laminate flooring, central heating radiator

Bedroom Two (rear) *9' 8" x 9' 6" (2.94m x 2.89m)*

wood effect laminate flooring, central heating radiator, double glazed window

Bedroom Three (front) *8' 5" x 7' 10" (2.56m x 2.39m)*

wood effect laminate flooring, central heating radiator, double glazed window

### Bathroom/w.c.

fitted with a three piece coloured suite of a panelled bath, pedestal wash hand basin and w.c., central heating radiator, double glazed window

### External

garden to the front with lawn and mature borders, garden area to the side with lawn and border. Garden to the rear with lawn, patio area and access to a detached double garage with twin doors

### 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

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3 Bed Corner Semi

Popular Residential Estate

Detached Double Garage

Updating Required

No Upper Chain

EPC Rating - to be confirmed



Available with no upper chain this three bedroomed semi detached house is situated on the popular Highfields estate close to an excellent range of local amenities including well regarded schools, shopping within the Killingworth Centre, public transport and road links to nearby centres. The accommodation briefly comprises an entrance hall, spacious lounge/dining area, kitchen, three good sized first floor bedrooms and combined bathroom/w.c. The property occupies a corner site with gardens to three sides and has the significant advantage of a detached double garage. Whilst the property does require updating it has been well maintained and has a new recently installed gas central heating boiler and is freehold.

