

Accommodation

Ground Floor

Entrance Lobby

Double Central heated radiator.

Lounge (Front) 15' 10" x 10' 5" (4.82m x 3.17m)

Decorative fire surround with electric fire, central heated radiator, TV point, upvc double glazed window.

Dining Kitchen (Rear) 13' 5" x 8' 9" (4.09m x 2.66m)

Well fitted with wall, floor and drawer units incorporating a built in electric induction hob with stainless steel extractor hood and electric oven. Stainless steel single drainer sink unit, plumbing for an automatic washing machine, understair cupboard, recessed downlighters to ceiling, upvc double glazed window and french doors opening onto:

Conservatory (Rear)

Upvc double glazed and doors opening onto the rear garden.

First Floor

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

Bedroom 1 (Front) 10' 5" x 8' 9" (3.17m x 2.66m)

Double built in wardrobe, central heated radiator, upvc glazed window.

Bedroom 2 (Rear) 10' 0" x 7' 6" (3.05m x 2.28m)

Central heated radiator, upvc double glazed window.

Bedroom 3 (Rear) 6' 10" x 5' 7" (2.08m x 1.70m)

Central heated radiator, upvc double glazed window.

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. Recessed downlighters to ceiling.

External

Small garden area to the front with driveway for off street car parking. Enclosed low maintenance garden to the rear.

Council Tax Band

B

EPC

C

LJ Lucas James

■ Estate Agents ■ Surveyors ■ Lettings ■



Greenhills

Newcastle Upon Tyne, NE12 5BA

£925 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.



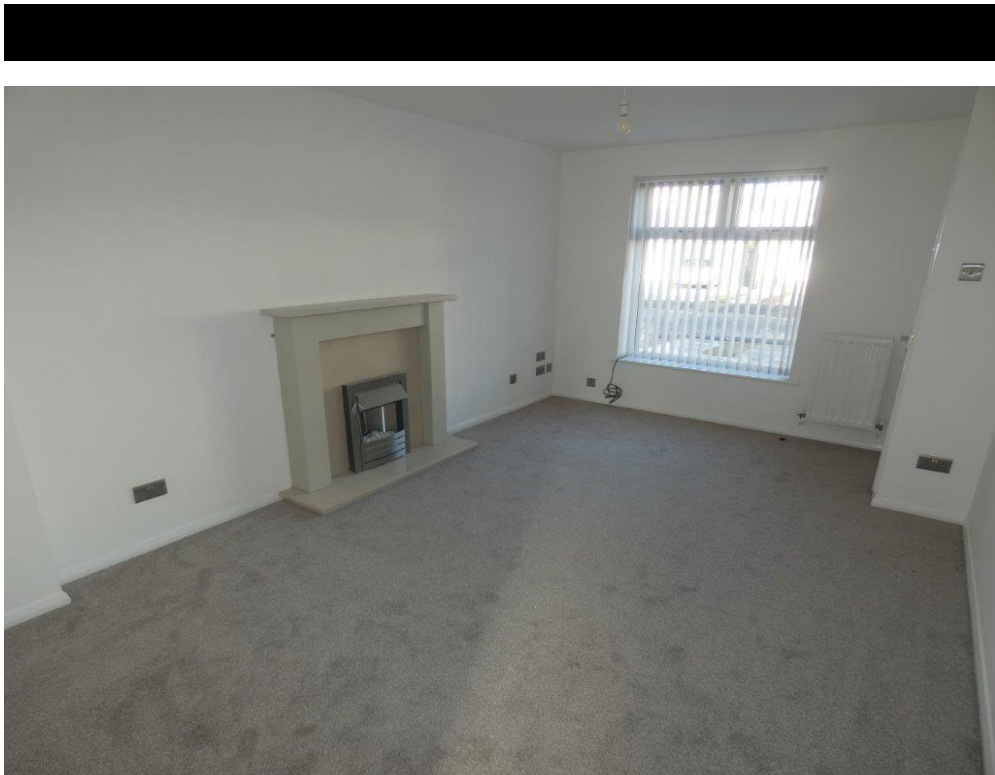
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Semi Detached House

Three Bedrooms

Well Fitted Dining Kitchen

Conservatory

Excellent Order Throughout

Off Street Parking



Situated on Greenhills this immaculate and considerably upgraded three bedroom semi detached house is within easy access of Killingworth itself together with public transport and road links to nearby centres. The accommodation briefly comprises an entrance lobby, lounge to the front, dining kitchen and conservatory to the ground floor. To the first floor there are three bedrooms and a combined bathroom/wc. Externally there is a small garden area to the front, off street car parking and a pleasant low maintenance garden to the rear.

