

Accommodation

Ground Floor

Entrance Lobby

Part glazed upvc entrance door, built in stoarge shelves.

Breakfasting Kitchen (Front) 10' 11" x 10' 0" (3.32m x 3.05m)

Fitted with a comprehensive range of wall and floor units incorporating a breakfast bar, stainless steel single drainer sink unit, integrated gas hob with an extractor hood and electric oven, plumbed for an automatic washing machine, cupboard housing the gas central heating boiler, recessed downlighters to the ceiling, central heated radiator, upvc double glazed window. WC off.

Lounge (Rear) 17' 1" x 15' 1" (5.20m x 4.59m)

Two central heated radiators, staircase to the first floor, TV point, built in storage cupboard, upvc double glazed french doors opening onto:

Sun Lounge/Dining Room (Rear) 10' 8" x 8' 0" (3.25m x 2.44m)

Upvc double glazed window's and door opening onto the rear yard, central heated radiator, TTV point.

Study/Office/Playroom (Rear) 7' 2" x 5' 7" (2.18m x 1.70m)

Upvc double glazed window, central heated radiator.

First Floor

Stairs up to the first floor landing. Wood effect laminate flooring.

Bedroom 1 (Front) 11' 4" x 10' 6" (3.45m x 3.20m)

Wood effect laminate flooring, TV Point, central heated radiator, upvc double glazed window.

Bedroom 2 (rear) 12' 4" x 9' 9" (3.76m x 2.97m) MAX

Built in wardrobes/storage, TV point, central heated radiator, upvc double glazed window, wood effect laminate flooring.

Bedroom 3 (Rear) 9' 7" x 7' 2" (2.92m x 2.18m)

Plus useful recess ideal for a computer/games station, central heated radiator, wood effect laminate flooring.

Shower Room/WC

Fitted with a suite comprising of walk in double shower enclosure with chrome rainfall shower and glazed screen, wash hand basin set in a vanity unit, low level wc, ceramic tiling to the shower, tiled floor, chrome heated towel rail, upvc double glazed window.

External

Forecourt to the front with double gates providing access for off street car parking. Enclosed yard to the rear.

Tenure

Freehold

Council Tax

A

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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No Upper Chain

Mid Terraced House

Deceptively Spacious

Three Bedrooms

Extended To Rear

Most Convenient Location



We are pleased to offer for sale this deceptively spacious mid terraced house conveniently situated for access to an intensive range of local amenities including schools serving all age groups, the Killingworth Centre and Lake, public transport and road links to nearby centres. The accommodation briefly comprises an entrance lobby, well fitted breakfasting kitchen with WC off, a spacious lounge with an additional dining room/sun lounge off and a useful study/office to the ground floor. There are three spacious first floor bedrooms and a showerroom/wc. Externally the forecourt to the front provides space for off street car parking and there is an enclosed yard to the rear. The property benefits from gas fired radiator central heating, upvc double glazing and should appeal to a wide range of prospective buyers including first time buyers and those seeking well proportioned family accommodation.

