

Accommodation

Ground Floor

Entrance Hall

stairs to the first floor, central heating radiator

Living Room (front-rear) 17' 9" x 11' 1" (5.41m x 3.38m)

two central heating radiators

Kitchen (rear) 13' 2" x 9' 10" max (4.01m x 2.99m)

in need of refurbishment but with gas and electric cooker points, stainless steel single drainer sink unit, plumbing for an automatic washing machine, central heating radiator, door to the rear garden and opening onto a utility area/store to the front of the property

First Floor

Stairs up to the First Floor Landing

Bedroom One (front) 11' 11" x 11' 1" (3.63m x 3.38m)

central heating radiator

Bedroom Two (front) 13' 0" x 8' 8" (3.96m x 2.64m)

central heating radiator

Bedroom Three (rear) 8' 10" x 7' 0" (2.69m x 2.13m)

central heating radiator, built in cupboard

Bathroom

fitted with a bath and wall mounted wash hand basin, cupboard housing the gas central heating boiler

Separate w.c.

External

garden to the front and garden to the rear with aspect to the south and west

Tenure

freehold

Council Tax

Band 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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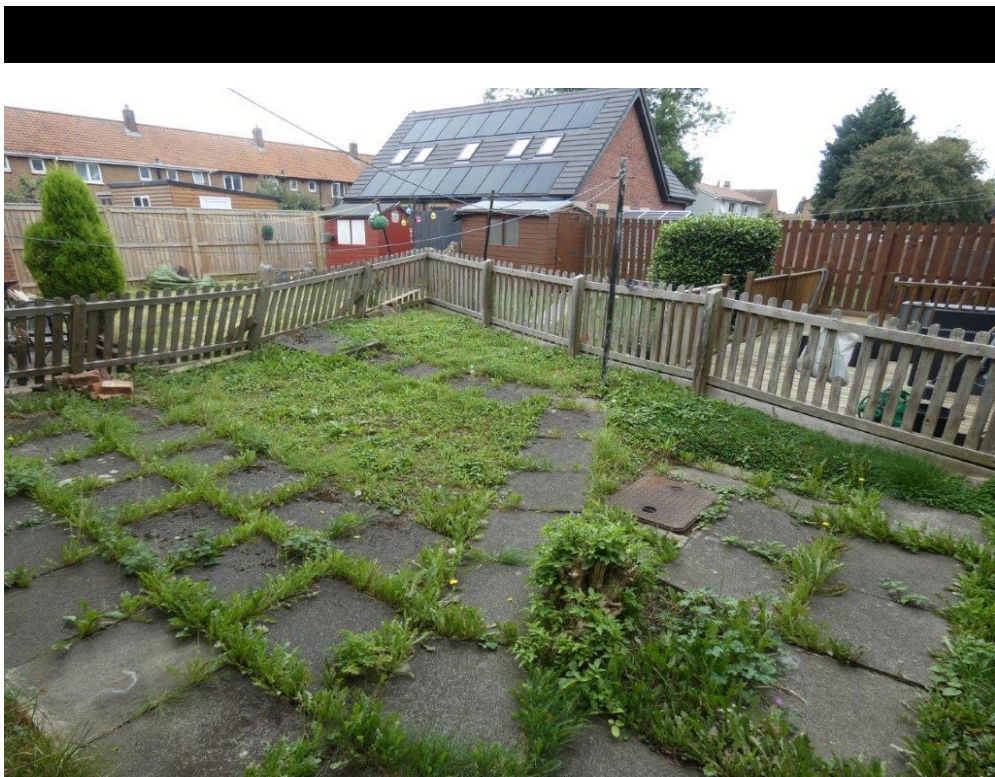
Goathland Avenue
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Offers in the Region of:- £140,000



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Mid Terraced House

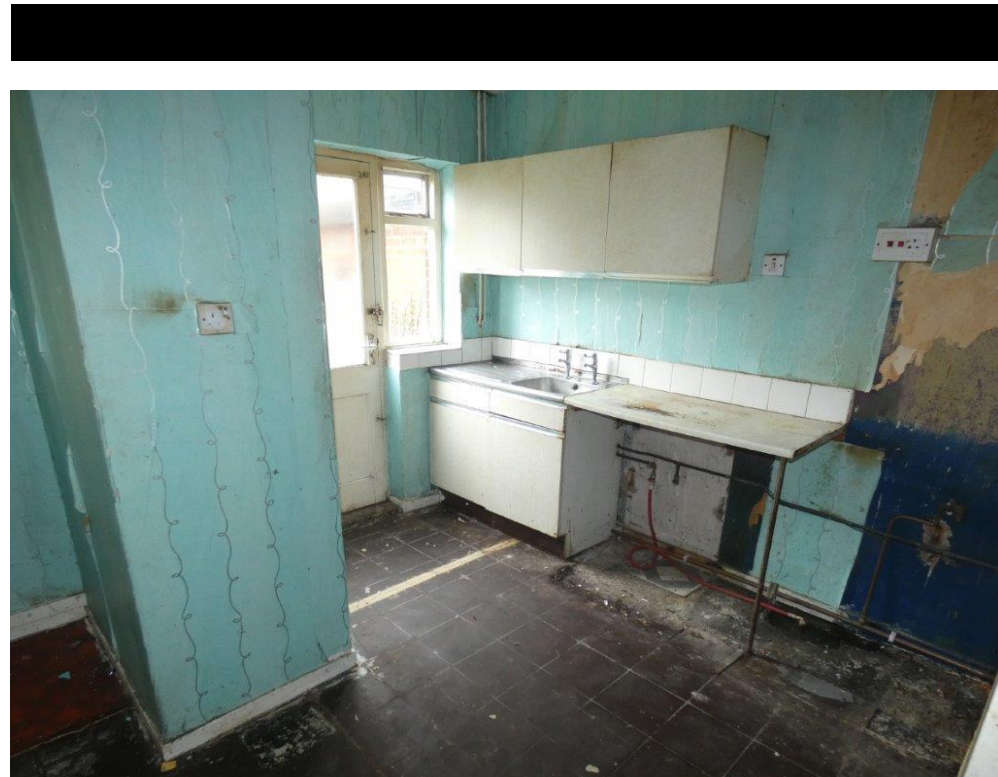
In Need of Refurbishment

Popular Residential Area

Three Bedrooms

Gardens Front and Rear

EPC Rating - To Be Confirmed



Available with no upper chain this three bedroomed mid terraced house does require refurbishment and should be of appeal to developers/investors. It is situated in a popular residential area close to local amenities including schools, public transport and road links to nearby centres. The accommodation briefly comprises an entrance hall, living room, kitchen with a utility area off, three first floor bedrooms, bathroom and separate w.c. There is gas fired radiator central heating and externally the property has gardens to both front and rear, the latter having south westerly aspect.

