

Accommodation
Entrance Hall

Living Room (front) 14' 4" x 10' 8"
(4.37m x 3.25m)

wood effect laminate flooring, vertical
panelled radiator, TV point, upvc
double glazed patio doors opening
onto the front garden

Kitchen (rear) 8' 10" x 7' 7" (2.69m x
2.31m)

very well fitted with wall, floor and
drawer units incorporating an
integrated electric hob and oven,
stainless steel single drainer sink unit,
plumbed for an automatic washing
machine, ceramic tiling above
worktops, vinyl panelled ceiling, upvc
double glazed window

Bedroom One (front) 12' 2" x 9' 10"
(3.71m x 2.99m)

central heating radiator, upvc double
glazed window

Bedroom Two (rear) 8' 1" x 6' 7"
(2.46m x 2.01m)

central heating radiator, upvc double
glazed window

Bathroom/w.c.

fitted with a three piece white suite
comprising a panelled bath with
shower over, wash hand basin set in
a vanity unit and low level w.c.
Chrome heated towel rail, vinyl
panelling to walls, recessed
downlighters to a vinyl panelled
ceiling, upvc double glazed window

External

low maintenance enclosed garden to
the front, garden area to the side,
allocated car parking space

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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Superb Ground Floor Flat

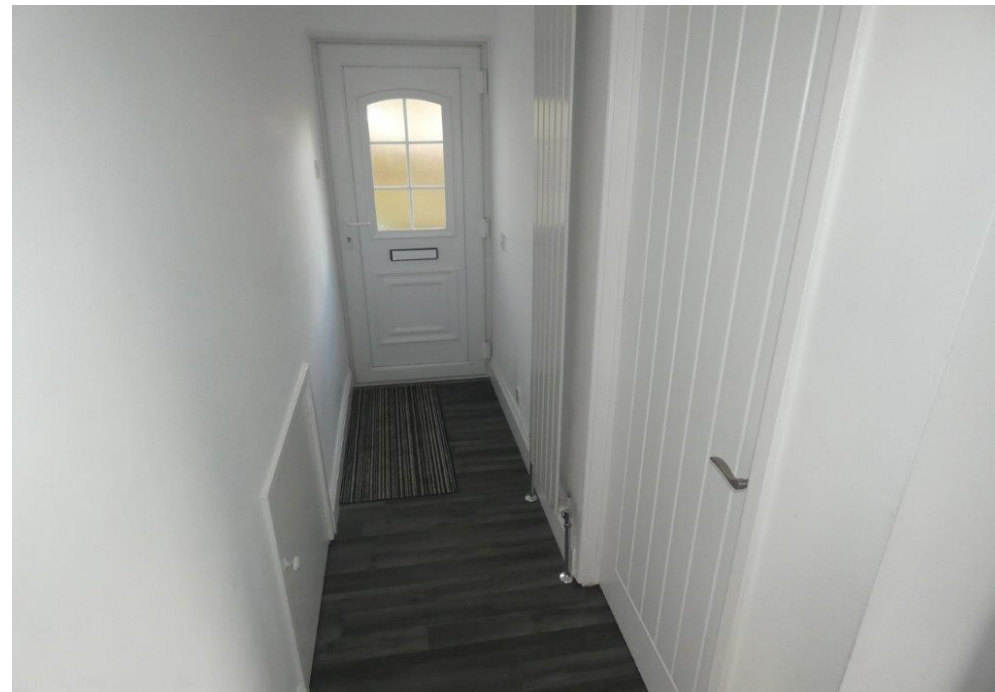
Two Bedrooms

Exceptional Order Throughout

Well Fitted Kitchen & Bathroom

Gardens to Front and Side

EPC Rating - C



An exceptional ground floor flat occupying an enviable position on the favoured Highfields estate enjoying open aspect over a grassed area to the front. The property briefly comprises an entrance hall, a spacious living room with patio doors opening onto the front garden, a well fitted kitchen, two bedrooms and a splendid bathroom/w.c. Externally there is an allocated car parking space and gardens to the front and side. The property has gas fired central heating, upvc double glazing and it boasts a particularly high standard of decoration and fittings throughout.

