

## Accommodation

### Ground Floor

#### Entrance Porch

part glazed composite entrance door, upvc double glazed window and tiled floor

Breakfasting Kitchen (front) *14' 3" x 12' 0" (4.34m x 3.65m)*

comprehensively fitted with wall, floor and drawer units incorporating a built in gas hob with stainless steel extractor hood, electric oven, integrated fridge and dishwasher, stainless steel single drainer sink unit, peninsula breakfast bar, ceramic tiling above worktops, central heating radiator, upvc double glazed windows, staircase with understair cupboard leading to the first floor

Lounge (rear) *14' 2" x 10' 8" (4.31m x 3.25m)*

wood effect laminate flooring, two central heating radiators, TV point, upvc double glazed French doors opening onto:-

Conservatory/Sun Lounge (rear) *21' 8" x 9' 9" (6.60m x 2.97m)*

wood effect laminate flooring, vertical panelled radiator, TV point, upvc double glazed windows and French doors opening onto the rear garden

Utility Room *10' 4" x 5' 10" max (3.15m x 1.78m)*

accessed off the conservatory and fitted with wall and floor units, plumbed for an automatic washing machine, wood effect laminate flooring, central heating radiator

#### Ground Floor w.c.

fitted with a white suite of a low level w.c. and wall mounted wash hand basin, wood effect laminate flooring, central heating radiator

## First Floor

Stairs up to the First Floor Landing

loft access

Bedroom One (rear) *10' 9" x 10' 4" (3.27m x 3.15m)*

wood effect laminate flooring, central heating radiator, upvc double glazed window, TV point

#### En-Suite Shower Room/w.c.

fitted with a low level w.c., wash hand basin set in a vanity unit, glazed double shower enclosure with mains fed shower, vinyl panelling to walls and ceiling, chrome heated towel rail, upvc double glazed window

Bedroom Two (rear) *11' 1" x 10' 4" (3.38m x 3.15m)*

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

Bedroom Three (front) *10' 8" x 10' 4" (3.25m x 3.15m)*

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

Bedroom Four (front) *10' 10" x 8' 0" plus entrance (3.30m x 2.44m)*

wood effect laminate flooring, central heating radiator

#### Bathroom/w.c.

fitted with a three piece suite comprising a white panelled bath with electric shower over, low level w.c., pedestal wash hand basin, ceramic tiling to walls, tiled floor, heated towel rail, upvc double glazed window

#### External

garden to the front laid to lawn with driveway leading to a single garage 16' 1" x 10' 6" housing the gas central heating boiler. South facing garden to the rear laid mainly to gravel with paved patio area and mature shrubs

#### 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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Superb Family Semi

Four Bedrooms

Two Bathrooms

21' Conservatory/Sun Lounge

South Facing to Rear

EPC Rating - To Be Confirmed



We strongly recommend internal inspection of this extremely well presented and thoughtfully extended semi detached family home. The property enjoys a pleasant position in this popular residential location with southerly aspect to the rear and is close to local amenities together with public transport and road links to nearby centres. The accommodation briefly comprises an entrance porch, a generous well fitted breakfasting kitchen, a pleasant lounge, utility room, ground floor w.c. and a conservatory extending to approximately 21' 0". To the first floor there are four double bedrooms, an en-suite shower room and a family bathroom/w.c. There is a lawned garden to the front with driveway leading to a larger than average single garage. The low maintenance rear garden is laid mainly to gravel with patio area, mature shrubs and enjoys southerly aspect. There is gas fired central heating, upvc double glazing and this spacious family home boasts a high standard of decoration and fittings generally throughout.

