

Accommodation

Ground Floor

Entrance Hall

part glazed upvc entrance door, tiled floor, double central heating radiator, staircase to the first floor

Cloakroom/w.c.

fitted with a wash hand basin and w.c., tiled floor, ceramic tiling to walls, upvc double glazed window

Lounge (rear) 13' 5" x 11' 4" (4.09m x 3.45m)
upvc double glazed french doors opening onto the rear garden, wood effect laminate flooring, TV Point, double central heating radiator

Dining Kitchen (front-rear) 17' 9" x 13' 0" max (5.41m x 3.96m)

I-shaped with a splendid fitted kitchen of wall and floor units incorporating a built in gas hob with extractor hood, electric oven, stainless steel single drainer sink unit, plumbed for an automatic washing machine, breakfast bar, ceramic tiling above worktops, tiled floor, upvc double glazed window to the front. Dining area with double central heating radiator, upvc double glazed window and tiled floor.

Rear Porch

with door to the rear garden and to a useful storage utility room

First Floor

Stairs to the First Floor Landing

built in cupboard housing the gas central heating boiler

Bedroom One (rear) 11' 7" x 10' 5" (3.53m x 3.17m)

fitted bedroom furniture including wardrobes, shelving and overhead storage, central heating radiator, upvc double glazed window

Bedroom Two (rear) 11' 7" x 10' 9" (3.53m x 3.27m)

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

Bedroom Three (rear) 11' 7" x 6' 5" (3.53m x 1.95m)

central heating radiator, upvc double glazed window

Bathroom/w.c.

fitted with a suite comprising a tiled panelled bath with shower on a mixer tap, wash hand basin and w.c. set in a vanity unit, separate glazed shower cubicle, ceramic tiling to walls, tiled floor, vertical panelled radiator, upvc double glazed window

External

small enclosed garden to the front. Delightful landscaped garden to the rear with decked patio areas with handrails and spindles, BBQ area with brick barbeque, double gates providing access for off street car parking and large storage shed with power supply.

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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Superb Mid Terraced House

Three Bedrooms

Superb Dining Kitchen

High Specification Throughout

Non Standard Construction

EPC Rating - To Be Confirmed



Internal inspection is strongly recommended of this impressive mid terraced house conveniently situated for access to an extensive range of local amenities including schools, the Killingworth Centre, public transport and road links to nearby centres. The accommodation briefly comprises an entrance hall with a cloakroom/w.c. off, a well proportioned lounge with doors opening onto the rear garden, a splendid open plan kitchen and dining area, rear lobby with access to a large storage/utility room, three first floor bedrooms and a superbly fitted bathroom/w.c. with a separate shower cubicle. Externally there is a small garden area to the front and a delightful rear garden with decked patio area and gates providing access for off street car parking. The property has gas fired radiator central heating, upvc double glazing and it boasts a high standard of decoration and fittings throughout.

