

Accommodation

Ground Floor

Entrance Hall

part glazed upvc entrance door, understair cupboard, double central heating radiator

Cloakroom/w.c.

fitted with a low level w.c. and wall mounted wash hand basin. Ceramic tiling to walls, tiled floor, upvc double glazed window

Living Room (rear) 14' 8" x 13' 7" (4.47m x 4.14m)

upvc double glazed window, central heating radiator, TV point

Dining Kitchen (front-rear) 19' 2" x 8' 7" (5.84m x 2.61m)

fitted with wall and floor units to the kitchen area, single drainer sink unit, electric cooker point, plumbed for an automatic washing machine, wall mounted gas central heating boiler, tiled floor to the kitchen area, upvc double glazed window to the front, upvc double glazed sliding patio doors to the rear, double central heating radiator

First Floor

Stairs up to the First Floor Landing

two built in cupboards, loft access

Bedroom One (rear) 13' 1" x 8' 6" (3.98m x 2.59m)

fitted bedroom furniture, central heating radiator, upvc double glazed window

Bedroom Two (rear) 13' 1" x 8' 0" (3.98m x 2.44m)

central heating radiator, upvc double glazed window

Bedroom Three (rear) 9' 10" x 5' 2" (2.99m x 1.57m)

upvc double glazed window

Bathroom/w.c.

fitted with a suite comprising a panelled bath, pedestal wash hand basin, low level w.c. and separate shower enclosure, ceramic tiling to walls, tiled floor, central heating radiator, upvc double glazed window

External

garden to the front, enclosed garden to the rear

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.



Killingworth Office, 2-3 The Killingworth Centre, Killingworth, Tyne & Wear, NE12 6YT
Tel: 0191 268 9000 email: killingworth@lucasjamesestateagents.co.uk

LJ Lucas James

Estate Agents Surveyors Lettings



Garth Twentyfive
Killingworth, NE12 6DW

OIEO: £110,000

Zoopla



PrimeLocation

Killingworth Office
2-3 The Killingworth Centre
Killingworth
Tyne & Wear
NE12 6YT
Tel: 0191 268 9000
killingworth@lucasjamesestateagents.co.uk

www.lucasjamesestateagents.co.uk



End Terraced House

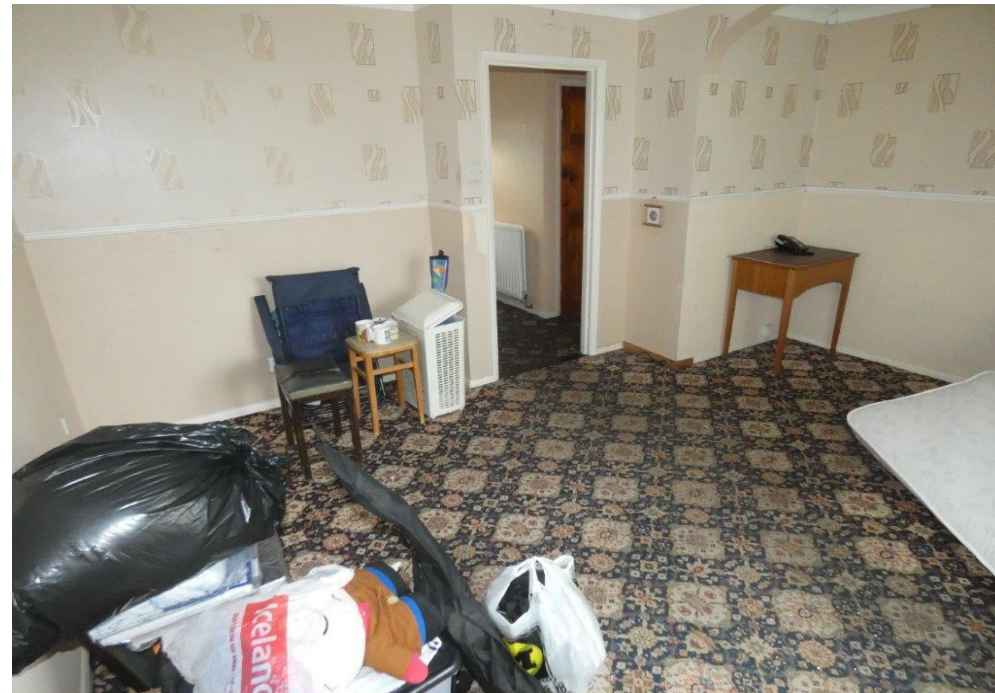
Gas Fired Central Heating

In Need of Refurbishment

Three Bedrooms

UPVC Double Glazed Windows

EPC Rating - To Be Confirmed



Available with no upper chain this three bedroomed end terraced house has considerable development potential and should appeal to a wide range of prospective buyers. It is conveniently situated for access to an extensive range of local amenities including the Killingworth centre, schools, public transport and road links to nearby centres. The accommodation briefly comprises an entrance hall, ground floor w.c., a spacious living room, generous dining kitchen with patio doors opening onto the rear garden, three first floor bedrooms and large bathroom/w.c. with an additional shower cubicle. Externally there is a garden to the front and good sized garden to the rear. There is gas fired radiator central heating and upvc double glazing.

