

## Accommodation

### Ground Floor

#### Entrance Porch

part glazed upvc entrance door, central heating radiator

Living Room (front) 13' 9" x 12' 6" (4.19m x 3.81m)

electric fire set in a decorative white surround, two central heating radiators, TV point, upvc double glazed window, stairs to the first floor

Dining Kitchen (rear) 12' 6" x 8' 10" (3.81m x 2.69m)

well fitted with wall and floor units, stainless steel single drainer sink unit, gas cooker point, extractor fan, free standing fridge/freezer and washing machine, ceramic tiling above worktops, wood effect vinyl flooring, central heating radiator, built in understair cupboard, upvc double glazed window and door opening onto the rear garden, wall mounted gas boiler

### First Floor

Stairs up to the First Floor Landing

loft access

Bedroom One (rear) 12' 6" x 8' 10" (3.81m x 2.69m)

free standing bedroom furniture including shelf, drawer and overhead storage, central heating radiator, two upvc double glazed windows

Bedroom Two (front) 12' 6" x 8' 5" (3.81m x 2.56m)

double fitted mirror fronted wardrobes, central heating radiator, two upvc double glazed windows

### Bathroom/w.c.

fitted with a three piece suite comprising a panelled bath with mains fed shower over, low level w.c. and wash hand basin set in a vanity unit, chrome heated towel rail, ceramic tiling to walls, tiled floor, large built in airing cupboard, extractor fan

### External

low maintenance paved garden to the front together with an allocated parking space. A pleasant south facing mainly paved rear garden overlooking an area of woodland

### 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 to make or give any representation or warranty whatever in relation to this property.



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Two Bedroom Mid Terraced House

Allocated Car Parking Space

Well Maintained Throughout

South Facing Rear Garden

EPC Rating - C

No Upper Chain



Lucas James Estate Agents are pleased to offer for sale and recommend for viewing of this well maintained two bedroom mid terraced house located within a popular cul de sac on this attractive development. There is easy 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 porch, a spacious living room, fitted dining kitchen, two double bedrooms and bathroom/w.c. with a shower. Externally there is an allocated car parking space, garden to the front and a pleasant south facing rear garden. The property has gas fired radiator central heating, upvc double glazing and it is freehold.

