

Accommodation

Ground Floor

Entrance Hall

Upvc part double glazed entrance door, solid wood flooring

Cloakroom/wc

Fitted with a two piece white suite of a wall mounted wash hand basin and a low level wc. Part ceramic tiling to walls, solid wood flooring, central heated radiator.

Study/office (Front) 10' 2" x 7' 9" (3.10m x 2.36m)

Wall mounted electric radiator, upvc double glazed window, recessed downlighters to ceiling.

Lounge (Front) 19' 8" x 11' 1" (5.99m x 3.38m)

Upvc double glazed bow window, solid wood flooring, dado rail, central heated radiator, TV point, part glazed double doors opening onto.

Dining Room 12' 5" x 12' 2" (3.78m x 3.71m)

Solid wood flooring, attractive carved wood spindle staircase, understair storage cupboard, dado rail, central heated radiator, upvc double glazed french doors opening onto the rear garden.

Kitchen (Rear) 20' 10" x 8' 1" (6.35m x 2.46m) max

Very well fitted with base units including a gas and electric cooker point, space for a washing machine, dryer and fridge freezer, stainless steel sink unit with chrome mixer tap, solid wood flooring, ceramic tiling to walls, recessed downlighters to ceiling, central heated radiator, upvc part glazed door to the rear, upvc double glazed windows.

First Floor

Stairs to the first floor landing. Built in cupboard housing the gas central heating boiler, access to a part boarded loft space.

Bedroom 1 (Front) 15' 2" x 8' 10" (4.62m x 2.69m)

Central heated radiator, upvc double glazed window, built in cupboard.

Bedroom 2 11' 10" x 8' 0" (3.60m x 2.44m)

Central heated radiator, upvc double glazed window, double fitted wardrobe.

Bedroom 3 11' 0" x 6' 10" (3.35m x 2.08m)

Triple fitted wardrobe, central heated radiator, upvc double glazed window.

Bathroom/wc

Fitted with a four piece suite comprising a whirlpool bath with chrome shower fitting and mixer tap, wash hand basin and wc set in a vanity unit, separate glazed shower enclosure, ceramic tiling to walls and floor, chrome heated towel rail, vinyl panelled ceiling, upvc double glazed window.

External

A black paved south facing driveway and garden area to the front with recently erected boundary fencing. An attached single car garage to the front and to the rear the garden is laid to artificial grass.

Tenure

Freehold

Council Tax

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.



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



Broomlee Road
Killingworth, NE12 6YL

PRICE: £210,000

Zoopa



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



Superb End Terrace House

Three Bedrooms

Extended Well Fitted Kitchen

Two Separate Reception Rooms

Attached Garage

EPC Rating - D



Internal inspection is strongly recommended of this extended end terraced house occupying a pleasant position on the popular Lakeshore development within walking distance of the Killingworth Centre, the Lake itself and access to public transport and road links to nearby centres. The accommodation briefly comprises an entrance hall with cloakroom/wc off a useful study/office, a spacious lounge with bow window, a separate dining room with french doors opening onto the rear garden and access to a well fitted extended kitchen. To the first floor there are three bedrooms, two with fitted wardrobes and a well fitted bathroom/wc with separate shower cubicle. Externally there is an attached single car garage, gates providing access to a black paved front garden and driveway and a rear garden laid with artificial turf. The property has gas fired radiator central heating, upvc double glazing and offers a particularly high standard of decoration and fittings throughout.

