

## Accommodation

### Ground Floor

#### Entrance Hall

two built in cupboards, understair cupboard, double central heating radiator

Lounge (front) 13' 9" x 12' 2" (4.19m x 3.71m)

TV point, central heating radiator, double glazed window, arch to:

Dining Area (rear) 8' 9" x 8' 4" (2.66m x 2.54m)

central heating radiator, double glazed patio doors opening onto the rear garden

Kitchen (rear) 9' 2" x 8' 5" (2.79m x 2.56m)

fitted with wall and floor units incorporating an integrated electric hob and oven with extractor fan, single drainer sink unit with mixer tap, ceramic tiling above worktops, double glazed window, central heating radiator

Utility Room (rear) 7' 6" x 7' 6" (2.28m x 2.28m)

plumbed for automatic washing machine, door to the rear garden and garage

### First Floor

Stairs up to the First Floor Landing

built in cupboard housing the gas central heating boiler, access via ladder to a boarded loft space

Bedroom One (front) 10' 9" x 9' 6" (3.27m x 2.89m)

fitted wardrobes to one wall, central heating radiator, double glazed window

Bedroom Two (rear) 10' 0" x 9' 5" (3.05m x 2.87m)

double fitted mirror fronted wardrobes to one wall, central heating radiator, double glazed window

Bedroom Three (front) 8' 5" x 7' 7" (2.56m x 2.31m)

central heating radiator, double glazed window

#### Bathroom/w.c.

fitted with a suite comprising a white panelled bath, wash hand basin set in a vanity unit, low level w.c. and separate corner shower enclosure, chrome heated towel rail, recessed downlighters set in a vinyl panelled ceiling, double glazed window

#### External

mainly block paved garden to the front and decorative flowerbed. Pleasant garden to the rear, west facing with block paved patio, lawn, mature shrubs and flowerbeds, timber shed and greenhouse

#### Tenure

freehold

#### Council Tax

Band B

#### EPC Rating

to be confirmed

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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Three Bedroom Semi

Favoured Residential Estate

Good Order Throughout

West Facing Rear Garden

Freehold

EPC Rating - to be confirmed



Occupying a pleasant position on this popular residential estate in the centre of Killingworth this well maintained three bed roomed link/semi detached house is within easy access of all local shopping amenities, good schools serving all age groups together with public transport and road links to nearby centres. The accommodation briefly comprises an entrance hall, open plan lounge/dining area, a fitted kitchen and separate utility room. To the first floor there is a boarded loft space, three bedrooms with two having fitted wardrobes and a four piece fitted bathroom/w.c. Externally the property has a block paved driveway to the front leading to an attached garage and a west facing garden to the rear overlooking school playing fields. There is gas fired radiator central heating, double glazing and we are advised the property is freehold.

