

Accommodation

Ground Floor

Entrance Hall

wood effect laminate flooring, understair cupboard, central heating radiator, staircase to the first floor

Cloakroom/w.c.

fitted with a low level w.c. and wall mounted wash hand basin, central heating radiator, tiled floor, upvc double glazed window

Living Room (rear) 13' 3" x 10' 2" (4.04m x 3.10m)

upvc double glazed French doors opening onto the rear garden, TV point, central heating radiator

Kitchen (front) 11' 4" x 6' 8" (3.45m x 2.03m)

very well fitted with wall, floor and drawer units incorporating an integrated gas hob with stainless steel and glass extractor hood, electric oven, integrated fridge, single drainer sink unit, ceramic tiling above worktops, upvc double glazed window, free standing washing machine

First Floor

Stairs up to the First Floor Landing

Bedroom One (front) 10' 0" x 8' 2" (3.05m x 2.49m)

plus recess triple built in wardrobes with mirrored sliding doors, two upvc double glazed windows, central heating radiator, built in cupboard

Bedroom Two (rear) 9' 4" x 6' 9" (2.84m x 2.06m)

double built in wardrobes, central heating radiator, upvc double glazed window

Bathroom/w.c.

fitted with a three piece white suite of a shaped panelled bath with mains fed shower over and glazed screen, low level w.c. and pedestal wash hand basin, ceramic tiling around suite, tiled floor, extractor fan, upvc double glazed window, central heating radiator

External

garden to the front laid mainly to gravel with a paved footpath. Garden to the rear laid mainly to gravel with paved patio and an allocated car parking space in a courtyard beyond

Tenure

freehold - we have been advised that there is an annual service charge which is currently £327 per annum

Council Tax

Band B

EPC

Rating C

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



White Swan Close, Killingworth
Newcastle Upon Tyne, NE12 6UH

Offers in Excess of:- £142,000



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

www.lucasjamesestateagents.co.uk



Mid Link House

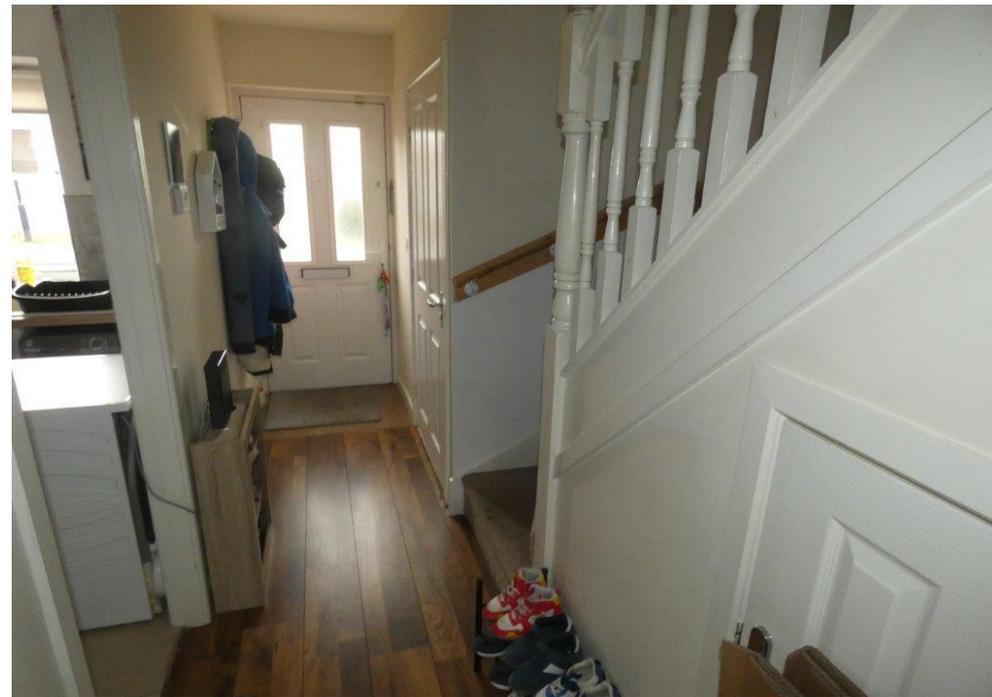
Well Fitted Kitchen

Two Bedrooms

Ideal First Buy

Car Parking Space

EPC Rating C



*****A WELL PRESENTED MID LINK HOUSE SITUATED ON THE POPULAR WHITE SWAN CLOSE DEVELOPMENT***** in the centre of Killingworth therefore being close to an extensive range of local amenities together with public transport and road links to nearby centres. The accommodation briefly comprises an entrance hall with cloakroom/w.c. off, living room to the rear, a splendid fitted kitchen, two first floor bedrooms both with fitted wardrobes and a combined bathroom/w.c. Externally there is a garden to the front and attractive low maintenance garden to the rear with an allocated car parking space beyond. There is gas fired central heating, upvc double glazing and the property offers a good standard of decoration and fittings throughout.

