

Accommodation

Ground Floor

Entrance Porch

part glazed composite entrance door, central heating radiator

Lounge (front) 12' 2" x 12' 0" (3.71m x 3.65m)

feature fireplace with an electric fire set in a decorative surround, understair cupboard, central heating radiator, TV point, upvc double glazed window

Dining Kitchen (rear) 12' 0" x 9' 7" (3.65m x 2.92m)

very well fitted with wall, floor and drawer units incorporating a stainless steel single drainer sink unit, integrated electric hob with stainless steel extractor hood and electric oven. Cupboard housing the gas central heating boiler, plumbed for an automatic washing machine, central heating radiator, recessed downlighters to ceiling, upvc double glazed window and door to the rear garden

First Floor

Stairs up to the First Floor Landing

Bedroom One (rear) 9' 9" x 8' 3" (2.97m x 2.51m)

triple built in wardrobes with sliding doors, central heating radiator, upvc double glazed window

Bedroom Two (front) 12' 0" x 9' 1" (3.65m x 2.77m)

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

Bathroom/w.c.

fitted with a three piece white suite of a tiled panelled bath with electric shower over and a glazed screen, wash hand basin and w.c. set in a vanity unit, chrome heated towel rail, ceramic tiling to walls, recessed downlighters to a vinyl panelled ceiling

External

Off street car parking to the front and a good sized landscaped garden to the rear

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.



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PrimeLocation

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Mid Link House

Two Double Bedrooms

Superb Fitted Kitchen

Excellent Order Throughout

Good Sized Rear Garden

EPC Rating C



A pleasantly appointed and deceptively spacious mid link house situated on this popular estate within easy access of amenities within West Moor and Killingworth together with public transport and road links to nearby centres. The accommodation briefly comprises an entrance porch, pleasant lounge and very well fitted dining kitchen. To the first floor there are two double bedrooms, one with built in wardrobes and a splendid bathroom/w.c. Externally there is off street car parking to the front and a pleasant landscaped garden to the rear. The property benefits from gas fired radiator central heating, upvc double glazing and it offers an excellent standard of decoration and fittings generally throughout.

