

Accommodation

Ground Floor

Entrance Lobby

Office/Utility Room (Front) 11' 1" x 5' 8" (3.38m x 1.73m)

Upvc double glazed window, spotlights to ceiling.

Living Room (Front) 16' 10" x 12' 4" (5.13m x 3.76m)

Upvc double glazed window, central heated radiator, staircase to the first floor.

Rear Hallway

Cloakroom/wc

Fitted with a wall mounted wash hand basin and wc, central heated radiator.

Kitchen (Rear) 11' 1" x 9' 9" (3.38m x 2.97m)

Fitted with wall and floor units, stainless steel sink unit, built in gas hob and electric oven, plumbing for a washing machine and dishwasher, cupboard housing the central heating boiler, upvc double glazed window.

First Floor

Stairs up to the first floor landing.

Bedroom 1 (Front) 11' 8" x 9' 8" (3.55m x 2.94m)

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

Bedroom 2 (Rear) 11' 0" x 9' 6" (3.35m x 2.89m)

Central heated radiator, upvc double glazed window.

Bedroom 3 (Front) 8' 8" x 7' 0" (2.64m x 2.13m)

Central heated radiator, upvc double glazed window.

Bathroom/wc

Fitted with a three piece white suite, central heated radiator, upvc double glazed window.

External

Garden to the front being mainly paved and south facing. Enclosed yard to the rear.

Tenure

Freehold

Council Tax Band

A

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



Grasmere Court
Killingworth, NE12 6TS

Price:- £85,000



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 Terraced House

Three Bedrooms

In Need Of Reurbishment

Convenient Location

No Upper Chain

EPC Rating - To Be Confirmed



A three bedroomed mid terraced house conveniently situated for access to all local amenities including the adjacent Grasmere Academy, the Killingworth Centre, public transport and road links to nearby centres. The property does require refurbishment and the accommodation briefly comprises an entrance lobby with useful utility room/store/office off, a spacious living room, kitchen, rear hallway with ground floor wc, three first floor bedrooms and a combined bathroom/wc. There is a small garden area to the front and yard to the rear. The property has gas fired central heating, upvc double glazing and is available with no upper chain.

