

Accommodation

Ground Floor

Entrance Hall

composite part glazed entrance door, double central heating radiator, built in cupboard

Cloakroom/w.c.

fitted with a wall mounted wash hand basin and low level w.c., upvc double glazed window

Lounge (rear) 13' 10" x 8' 5" (4.21m x 2.56m)

upvc double glazed windows to two sides, double central heating radiator, TV point, open to:-

Dining Room (rear) 14' 0" x 8' 5" (4.26m x 2.56m)

double central heating radiator, upvc double glazed window and door to the rear garden, staircase to the first floor.

Kitchen (front) 11' 10" x 8' 5" (3.60m x 2.56m)

comprehensively fitted with wall, floor and drawer units incorporating a built in Bosch gas hob with stainless steel and glass extractor hood, built in electric oven, stainless steel single drainer sink unit, wall mounted Baxi gas central heating boiler, plumbed for an automatic washing machine, upvc double glazed windows to two sides, central heating radiator

First Floor

Stairs to the First Floor Landing
built in cupboard

Bedroom One (front) 14' 0" x 8' 5" (4.26m x 2.56m)

double built in wardrobe, upvc double glazed windows to two sides, central heating radiator

Bedroom Two (rear) 13' 10" x 8' 5" (4.21m x 2.56m)

central heating radiator, upvc double glazed window

Bedroom Three (rear) 9' 11" x 8' 5" (3.02m x 2.56m)

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

Shower Room/w.c.

fitted with a suite comprising a glazed double shower enclosure with electric shower, pedestal wash hand basin and low level w.c., ceramic tiling around suite, central heating radiator, upvc double glazed window

External

pedestrian walkway to the front and attractive front garden. Pleasant west facing garden to the rear with driveway and gates for off street car parking, large brick storage shed.

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



Angus Close
Killingworth, NE12 6QR

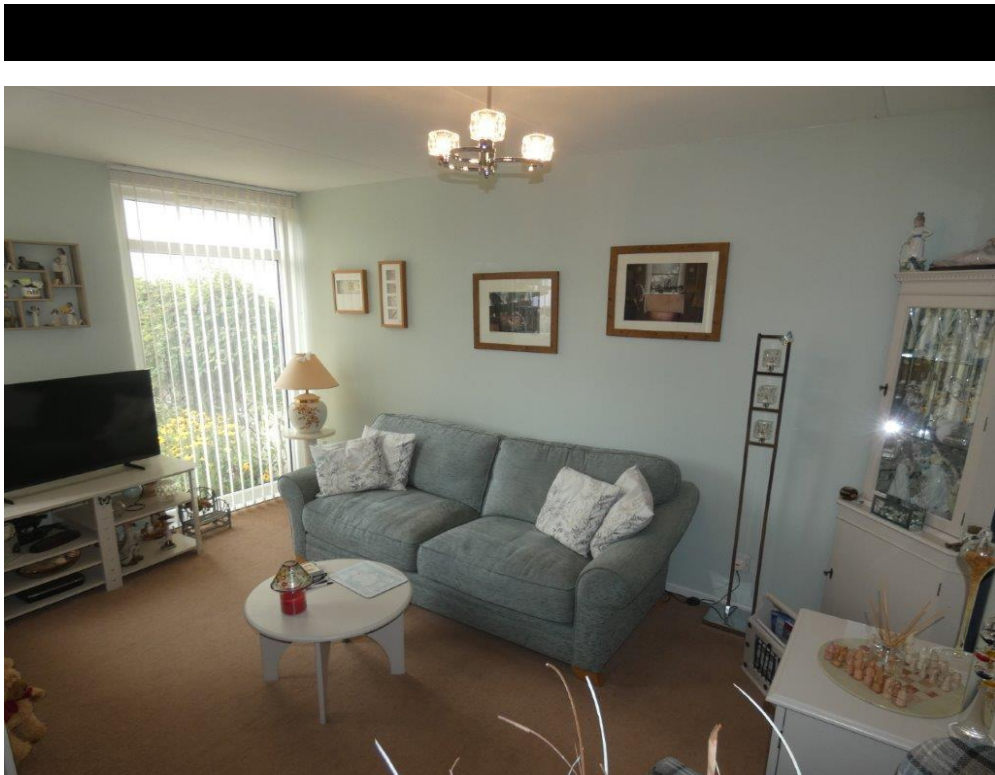
Price:-

£119,950



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

www.lucasjamesestateagents.co.uk



Spacious Terraced House

Well Fitted Kitchen

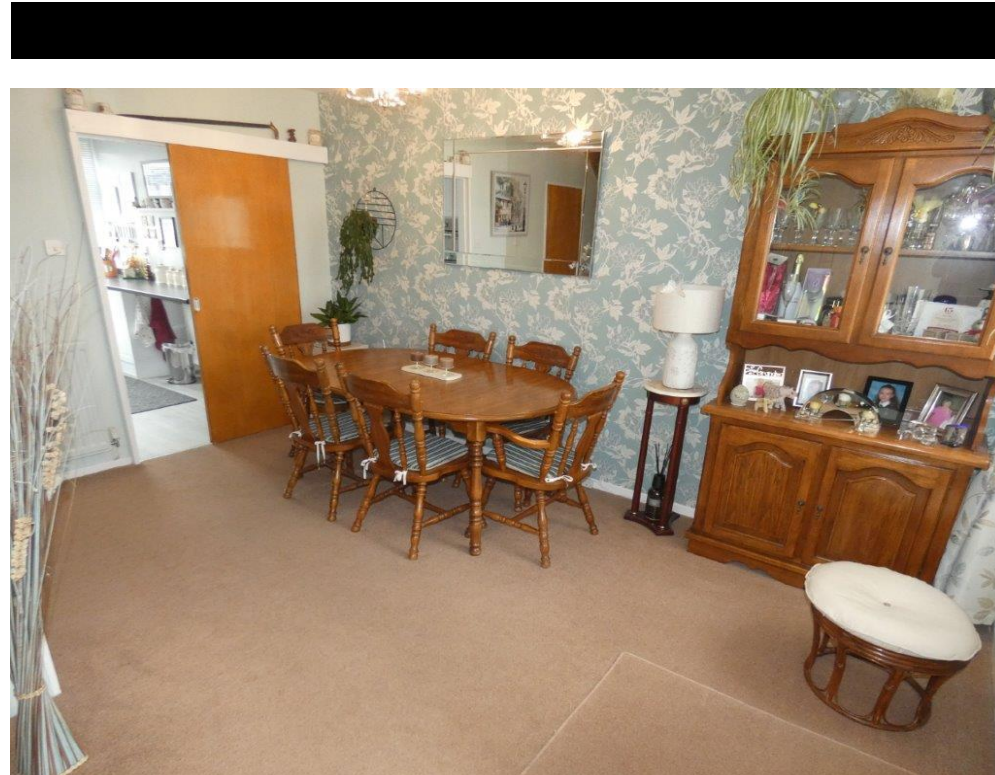
Excellent Order Throughout



Three Generous Bedrooms

EPC Rating - To Be Confirmed

Non-Standard Construction



We strongly recommend internal inspection of this well proportioned mid terraced house situated in a popular residential area close to an extensive range of local amenities within Killingworth together with road and public transport links to nearby centres. The accommodation briefly comprises an entrance hall with cloakroom/w.c. off, a pleasant lounge opening onto a good sized dining area and a splendid fitted kitchen. There are three good sized bedrooms to the first floor together with a well fitted shower room/w.c. Externally the property is accessed from a pedestrian walkway and garden to the front. An attractive west facing garden is located to the rear with off street car parking and large brick storage shed. There is gas fired radiator central heating, upvc double glazing and the property boasts a good standard of decoration and fittings throughout.

