

Accommodation

Ground Floor

Entrance Door

opening onto:-

Lounge (front) 15' 4" x 14' 2" (4.67m x 4.31m)

double central heating radiator, upvc double glazed window

Inner Hallway

understair cupboard, central heating radiator, staircase to the first floor

Dining Kitchen (rear) 18' 4" x 8' 10" (5.58m x 2.69m)

fitted with a range of wall and floor units, breakfast bar, electric cooker point, stainless steel extractor hood, stainless steel single drainer sink unit, plumbed for automatic washing machine, tile effect laminate flooring, central heating radiator, upvc double glazed window, wall mounted gas central heating boiler

Rear Porch

with part glazed upvc door to the rear yard

First Floor

Stairs up to the First Floor Landing

loft access

Bedroom One (front) 14' 1" x 9' 0" (4.29m x 2.74m)

wood effect laminate flooring, central heating radiator, upvc double glazed window

Bedroom Two (rear) 13' 0" x 8' 3" (3.96m x 2.51m)

wood effect laminate flooring, central heating radiator, upvc double glazed window

Bedroom Three (front) 11' 0" x 6' 0" (3.35m x 1.83m)

wood effect laminate flooring, central heating radiator, upvc double glazed window

Shower Room/w.c.

fitted with a suite comprising a glazed double shower enclosure, wash hand basin set in a vanity unit, ceramic tiling to walls, tiled floor, chrome heated towel rail, upvc double glazed window

External

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.



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Mid Terraced House

Three Bedrooms

Spacious Lounge

Large Dining Kitchen

No Upper Chain

EPC Rating - C



Available with no upper chain this three bedroomed mid terraced house offers an excellent opportunity for investors/developers or those looking to buy a spacious house to refurbish to their own taste. The property is conveniently situated for access to local amenities together with public transport and road links to nearby centres. The accommodation briefly comprises a lounge to the front, dining kitchen to the rear, rear porch, three first floor bedrooms and shower room/w.c. Externally there is a yard to the rear and the property benefits from gas fired central heating together with upvc double glazing.

