

Accommodation

Ground Floor

Entrance Porch

upvc double glazed entrance door, upvc double glazed window, wall light fitting

Hallway

central heating radiator

Lounge (rear) 14' 9" x 14' 5" (4.49m x 4.39m)

decorative wood fire surround with an electric fire set on a polished stone hearth, central heating radiator, TV point, double glazed sliding doors opening onto the conservatory. Staircase to the first floor and a ground floor w.c. off with a two piece suite of a wall mounted wash hand basin and low level w.c., tiled walls and floor

Kitchen (front) 10' 5" x 10' 4" (3.17m x 3.15m)

fitted with wall and floor units and peninsula breakfast bar, stainless steel single drainer sink unit, electric cooker point, plumbed for an automatic washing machine, ceramic tiling above the worktops, central heating radiator, cupboard housing the gas central heating boiler

Conservatory (rear) 12' 0" x 8' 7" (3.65m x 2.61m)

upvc double glazed windows and door opening onto the rear garden

First Floor

Stairs up to the First Floor Landing
access to the loft space, built in cupboard

Bedroom One (rear) 12' 7" x 9' 0" (3.83m x 2.74m)

two central heating radiators, double built in wardrobes with mirrored sliding doors

Bedroom Two (front) 10' 0" x 7' 4" (3.05m x 2.23m)

central heating radiator, double built in wardrobe with mirrored sliding doors

Bathroom/w.c.

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

External

an attractive garden to the front with paved patio area and driveway leading to an attached garage with electric roller shutter door and useful loft space. The paved patio garden to the side has a good sized timber shed and access to a lovely rear garden with lawns, patio areas and mature planted borders and flowerbeds.

Tenure

freehold

Council Tax

Band B

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



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Newcastle Upon Tyne, NE12 6GE

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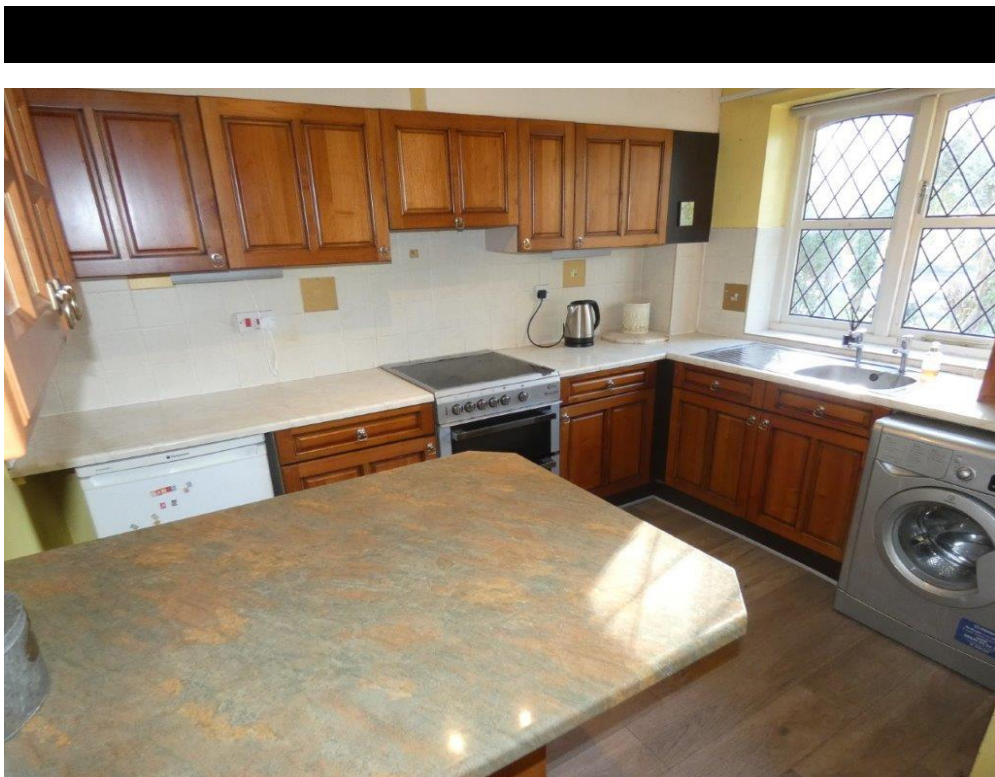
Tyne & Wear

NE12 6YT

Tel: 0191 268 9000

killingworth@lucasjamesestateagents.co.uk

www.lucasjamesestateagents.co.uk



Two Bedroom Semi Detached House

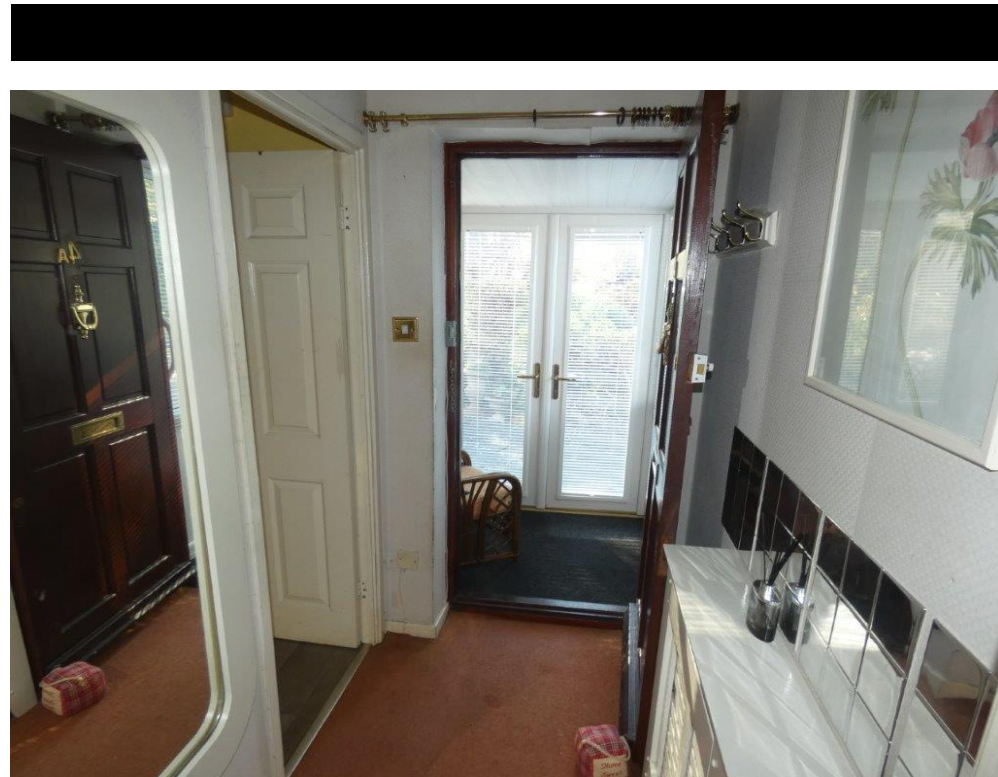
Generous Corner Site

Porch & Conservatory Extension

Attached Single Garage

Freehold

EPC Rating - D



We strongly recommend internal inspection of this splendid two bedroomed semi detached house which occupies a generous corner site on this favoured residential estate. Mount Close is situated in the heart of Killingworth adjacent to the Killingworth Centre itself and within easy access of schools, public transport together with road links to nearby centres. The property has been extended and the accommodation briefly comprises an entrance porch, hallway, a fitted kitchen to the front, spacious lounge to the rear with a ground floor w.c. off, a conservatory extension, two first floor bedrooms and a combined bathroom/w.c. Externally the property enjoys gardens to three sides together with an attached single car garage. The property has gas fired central heating, part upvc double glazing and we are advised it is freehold.

