

Accommodation

Ground Floor

Entrance Lobby

UPVC part glazed entrance door opening onto-

L-Shaped Kitchen (Rear) 12' 4" x 11' 1" (3.76m x 3.38m) max

Comprehensively fitted with a splendid range of wall and floor units with solid wood worktops and incorporating a ceramic electric hob with stainless steel extractor hood and electric oven, integrated fridge/freezer, inset one and half bowl sink unit, plumbed for an automatic washing machine, ceramic tiling above worktops, vertical panelled radiator, wood effect laminate flooring, recessed downlighters to ceiling, floor level decorative lighting, upvc double glazed window and door to the rear garden.

Hallway

Hallway with built in cupboard leading to:

Living Room 17' 7" x 12' 7" (5.36m x 3.83m)

Feature media wall with built in electric fire, decorative wood panelling to one wall, wood effect laminate flooring, two double central heated radiators, upvc double glazed window and french doors opening onto the rear garden.

First Floor

Stairs up to the first floor landing.

Bedroom 1 (Rear) 12' 6" x 8' 1" (3.81m x 2.46m)

Central heated radiator, wood effect laminate flooring, upvc double glazed window.

Bedroom 2 (Rear) 9' 3" x 9' 3" (2.82m x 2.82m)

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

Bedroom 3 (Rear) 9' 8" x 6' 8" (2.94m x 2.03m)

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

Bathroom/wc

Very well fitted with a three piece white suite comprising a panelled bath with rainfall shower and glazed shower screen, wash hand basin set in a vanity unit and low level wc, ceramic tiling around bath, tiled floor, vinyl panelled ceiling, heated towel rail, upvc double glazed window.

External

Footpath leading to the entrance door. A large rear garden with lawn raised decked patio, brick storage shed and hardstanding for off street car parking.

Tenure

Freehold

Council tax

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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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Superb End Terraced House

Three Bedrooms

Splendid Fitted Kitchen

Internal Viewing Essential

Large Landscaped Garden

High Specification Throughout



We strongly recommend internal inspection of this superbly presented end terraced house which offers an excellent opportunity for a wide range of prospective buyers. It is located close to all local amenities including schools, the Killingworth Centre, Killingworth Lake and park together with road and public transport links to nearby centres. The accommodation briefly comprises an entrance lobby opening onto a superbly fitted L shaped kitchen and utility room, an attractive living room with media wall and doors opening onto the rear garden, three first floor bedrooms and a very well fitted bathroom/wc. Externally there is an impressive rear garden with lawn, patio area and hard standing providing off street car parking. There is gas fired radiator central heating, upvc double glazing and the property boasts a particularly high standard of decoration and fittings throughout.

