

Accommodation

Ground Floor

Entrance Hall
central heating radiator

Cloakroom/w.c.

Lounge (rear) 10' 9" x 10' 9" (3.27m x 3.27m)
central heating radiator, double glazed window

Kitchen (front) 8' 6" x 8' 2" (2.59m x 2.49m)

Dining Area (rear) 11' 4" x 8' 6" (3.45m x 2.59m)

Rear Lobby
and door to the rear garden

Stairs to the First Floor Landing
three built in cupboards

Bedroom One (rear) 13' 1" x 8' 6" (3.98m x 2.59m)

Bedroom Two (rear) 13' 1" x 8' 0" (3.98m x 2.44m)

Bedroom Three (rear) 10' 0" x 5' 2" (3.05m x 1.57m)

Bathroom/w.c.
fitted with a three piece suite

External
enclosed garden to the rear

Tenure
freehold

Council Tax
Band A

LJ Lucas James

Estate Agents Surveyors Lettings



Garth Twentyfour
Killingworth, NE12 6HW

OIEO: £100,000

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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Investment/Development Opportunity

Full Refurbishment Required

Mid Terraced House

Three Bedrooms

Popular Residential Area

EPC Rating - to be confirmed

A development/investment opportunity requiring full refurbishment situated in this popular residential area close to an extensive range of local amenities within Killingworth. The property is a mid terraced house briefly comprising an entrance hall with ground floor w.c., lounge to the rear, kitchen and dining area, three first floor bedrooms and combined bathroom/w.c. There is a garden to the rear, the property has gas fired central heating, double glazing and is available with no upper chain.