



# 1 Croft View

Old Killingworth Village



SANDERSON  
YOUNG





## 1 Croft View Old Killingworth Village, NE12 6BT

Occupying a fabulous location in the heart of this beautiful old village is this very well-appointed and recently refurbished stone built, two storey family home.

The house is an end-terrace of three properties, which has been refurbished to a high standard. The property enjoys a great location with easy accessibility into Tyneside via road and Metro, as well as nearby excellent schools, sports facilities and hospitals.

This attractive late 1800s stone-built house has the potential to convert into its roof void to provide further accommodation should you require extra space, subject to planning and building consent. The house itself benefits from replacement double glazed quality windows, in keeping with the period of the property, and internal oak wood doors which are very impressive. These compliment the lovely high ceilings and attractive well-proportioned rooms, with super plasterwork.

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### Price Guide:

Offers Over £395,000

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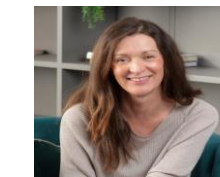




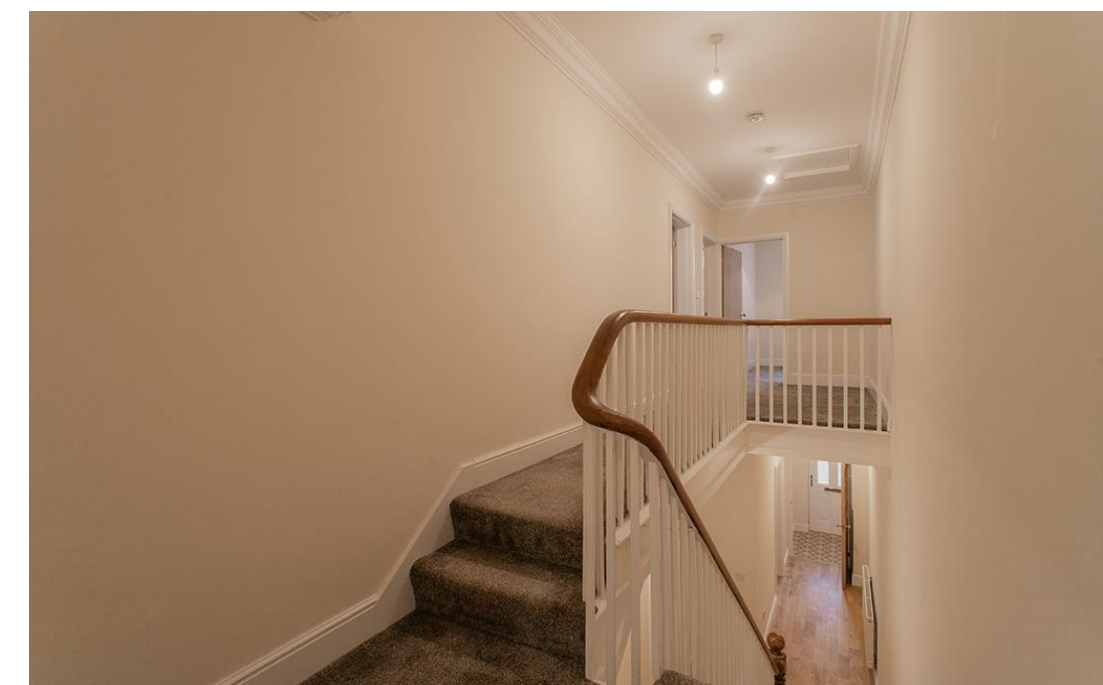
The internal accommodation comprises: Entrance vestibule through to the reception hallway with an understairs storage area and a useful separate WC | Sitting room with a lovely bay window | Dining room to the rear | Lovely fitted kitchen with good quality cabinets, built integrated appliances including a five ring halogen hob with extractor above, electric single oven with grill, separate microwave, fridge freezer and a dishwasher | Utility room with space for washing machine and tumble dryer and houses the 'Ideal' combination boiler | Rear lobby with a door leading out onto the garden.

To the first floor, there are two large double bedrooms and two slightly smaller single bedrooms | Family bathroom with attractive tiling and suite with shower over the bath.

Externally, there is a small town garden to the front with pedestrian walkway and lovely views over the village | Rear walled garden with timber decked seating area and a shared access lane, which services the three terraced houses.

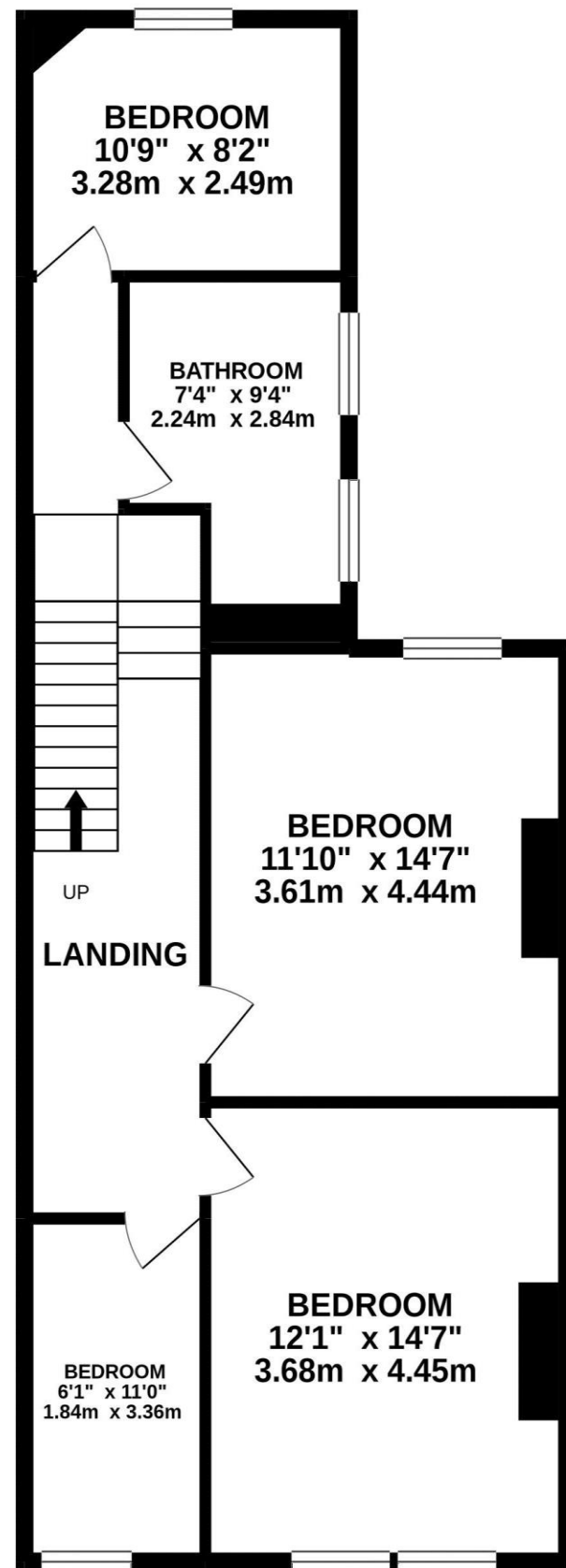


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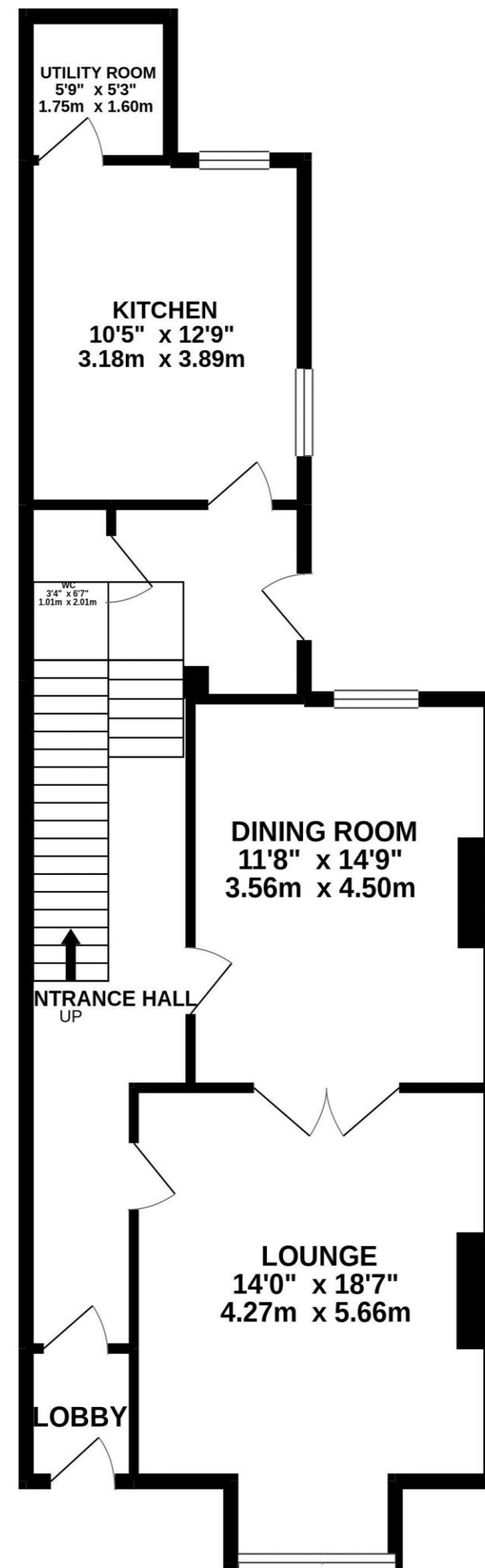




FIRST FLOOR  
732 sq.ft. (68.0 sq.m.) approx.



GROUND FLOOR  
791 sq.ft. (73.5 sq.m.) approx.



TOTAL FLOOR AREA : 1523 sq.ft. (141.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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The house has replacement gas combination central heating and is situated in a superb conservation area of Old Killingworth Village. This is a superb property in a great location from which we strongly recommend immediate viewings to avoid disappointment.

Services: Mains electric, gas, water and drainage | Tenure: Freehold | Council Tax: Band E | Energy Performance Certificate: Rating D

Planning permission was granted in September 2018 for additional bedroom and ensuite bathroom to the top floor. Reference link for North Tyneside Council - 18/01290/FULH



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