



## 12 Brookland Drive Killingworth, Newcastle Upon Tyne, NE12 6LT

\*\* THIS PROPERTY IS NOW "SALE AGREED" AND THERE ARE TO BE NO FURTHER VIEWINGS - WE WOULD LOVE TO HEAR FROM YOU IF YOU HAVE A PROPERTY TO SELL AND WANT ONE OF OUR "GONE" BOARDS TOO! PLEASE GET IN TOUCH \*\*

\*\* THREE BEDROOM END TERRACE HOUSE \*\* EXTENDED TO REAR \*\* SPACIOUS KITCHEN/DINER \*\*

MODERN REFITTED BATHROOM \*\* GARDENS FRONT, REAR & SIDE \*\* GARAGE IN NEARBY BLOCK \*\*

CLOSE TO LOCAL AMENITIES \*\* BEAUTIFULLY PRESENTED & READY TO MOVE INTO \*\* IDEAL STARTER HOME \*\*

FREEHOLD \*\* COUNCIL TAX BAND B \*\* ENERGY RATING D \*\*

**Offers Over £165,000**

# 12 Brookland Drive

Killingworth, Newcastle Upon Tyne, NE12 6LT



- Extended End Terrace House
- Modern Refitted Bathroom
- Freehold
- Three Bedrooms
- Gardens To The Front, Rear & Side
- Council Tax Band B
- Spacious Kitchen/Diner
- Garage In Nearby Block
- Energy Rating D

## Porch

## Lounge

15'10" x 14'6" (4.84 x 4.44)

## Kitchen/Diner

15'3" x 14'9" (4.65 x 4.51)

## Landing

## Bedroom 1

13'9" x 8'3" (4.21 x 2.54)

## Bedroom 2

10'5" x 8'6" (3.19 x 2.60)

## Bedroom 3

7'5" min x 5'11" (2.28 min x 1.81)

## Bathroom

6'4" x 5'10" (1.95 x 1.79)

## Garage

## External

## Broadband



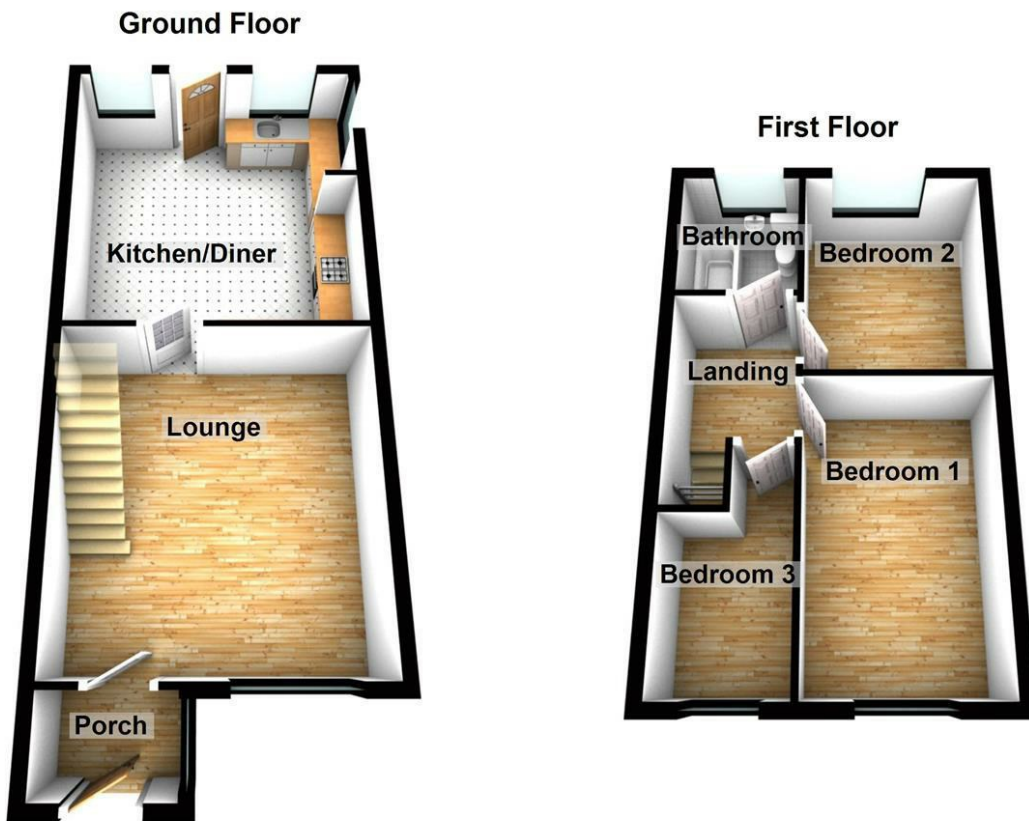
## Directions







# Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>82</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>62</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	