

88 White Swan Close

Killingworth, Newcastle Upon Tyne, NE12 6UH

** THREE BEDROOM SEMI DETACHED HOUSE ** OFF STREET PARKING FOR TWO VEHICLES **

** EN-SUITE TO MASTER BEDROOM ** DOWNSTAIRS CLOAKS WC ** CUL-DE-SAC LOCATION **

** CONVENIENT LOCATION CLOSE TO LOCAL AMENITIES AND EXCELLENT ROAD LINKS **

IDEAL STARTER HOME ** FREEHOLD ** COUNCIL TAX BAND B ** ENERGY RATING C **

Price £189,950



- Three Bedroom Semi Detached House
- Low Maintenance Rear Garden
- Freehold
- En-Suite To Master Bedroom
- Kitchen/Dining Room
- Council Tax Band B
- Downstairs WC
- Off Street Parking For Two Vehicles
- Energy Rating C

Hallway

Double glazed entrance door, stairs to the first floor landing, radiator.

Cloaks/WC

5'5" x 2'11" (1.66 x 0.89)

WC, wash hand basin, radiator.

Kitchen/Diner

14'6" x 8'11" (4.43 x 2.73)

Fitted with wall and base units with work surfaces over, integrated oven and hob with extractor hood over and sink unit. Double glazed windows, wood effect flooring, radiator.

Lounge

15'7" x 10'4" (4.76 x 3.15)

Double glazed window, radiator and double glazed French doors leading out to the rear garden.

Landing

Storage cupboard, access to the loft.

Bedroom 1

12'3" max into robe x 8'5" min (3.74 max into robe x 2.59 min)

Double glazed window, fitted sliding door wardrobe, radiator.

En-Suite

5'6" x 6'3" max (1.68 x 1.91 max)

Shower cubicle, WC and wash hand basin with built-under storage. Double glazed window, radiator.

Bedroom 2

10'0" x 8'10" (3.05 x 2.71)

Double glazed window, radiator.

Bedroom 3

8'5" x 6'5" (2.59 x 1.97)

Double glazed window, radiator.

Bathroom

6'1" x 5'7" (1.87 x 1.71)

Comprising bath, WC and wash hand basin. Double glazed window, part tiled walls, radiator.

External

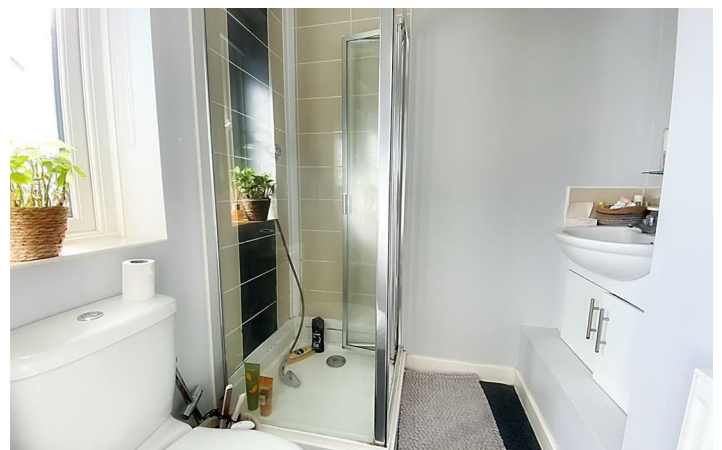
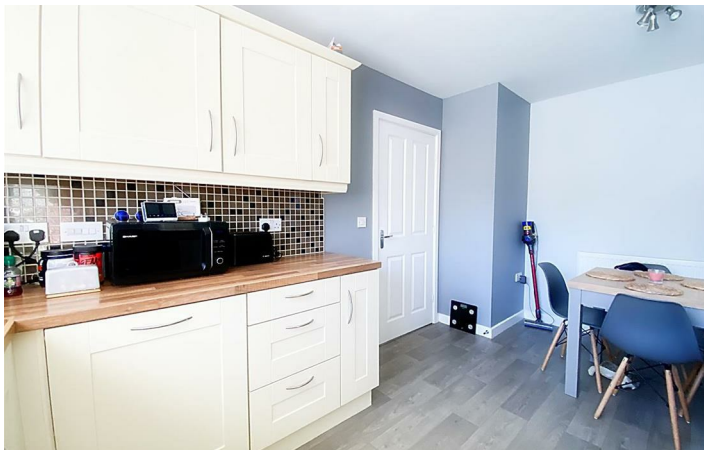
Externally there is space for off street parking to the front for two vehicles. The rear garden is low maintenance and has artificial grass and decking.

Estate Charge

There is an estate charge payable which is £15.27 per month.

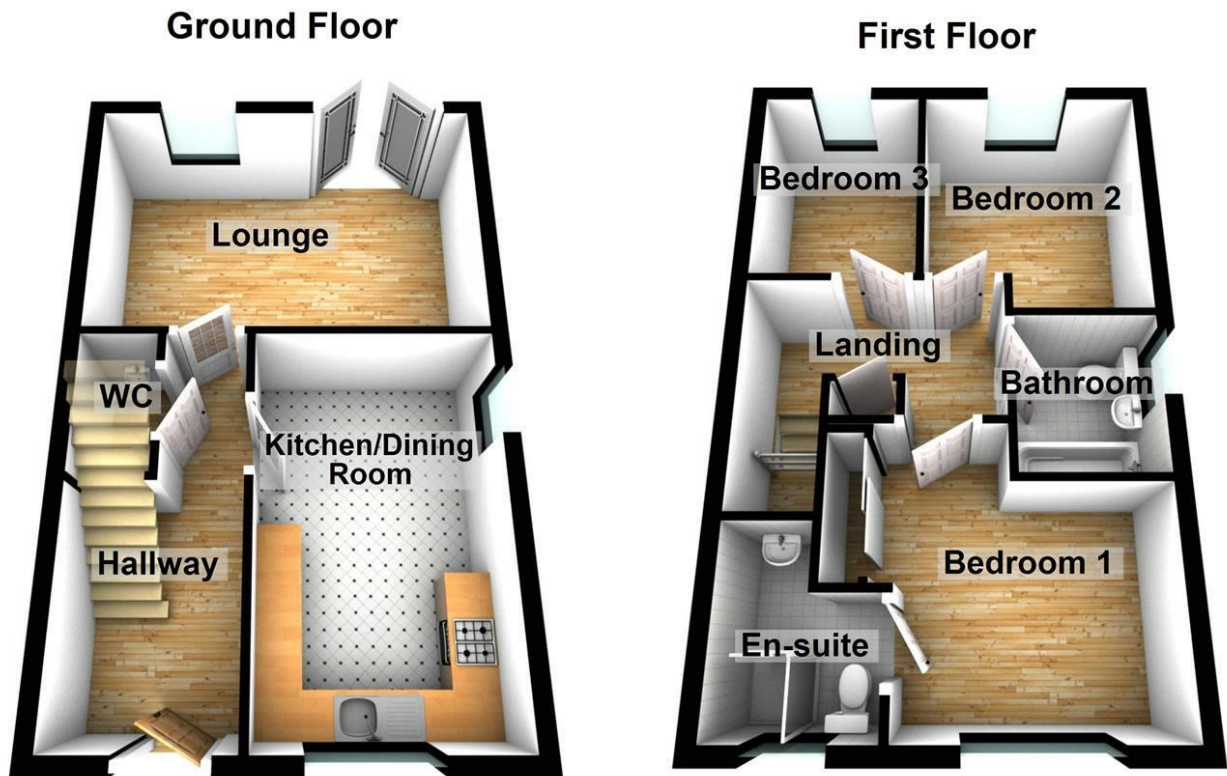
Broadband

<https://www.openreach.com/fibre-checker/my-products>





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
Very energy efficient - lower running costs			
(92 plus) A			91
(81-91) B		77	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	