



## Hartford Killingworth

- Detached
- Three Bedrooms
- Open Plan Dining Kitchen
- Conservatory
- No Upper Chain

**£ 270,000**



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# Hartford

## Killingworth

### PROPERTY DESCRIPTION

Welcome to this charming detached property located in a quiet and desirable area of Killingworth. This lovely home on Hartford, is in good condition and offers a comfortable and spacious living environment.

As you step inside, you are greeted by two reception rooms, each offering a unique space for relaxation and entertainment. The separate reception room features large bay window that allow plenty of natural light to flood in, creating a bright and inviting atmosphere. The second reception room provides direct access to the beautiful garden, where you can enjoy outdoor activities or simply unwind in the tranquility of nature.

The open-plan kitchen is perfect for modern living and includes a dining space for enjoyable meals with family and friends. From the kitchen is a handy utility room with further access into the garden.

On the first floor, you will find three bedrooms that cater to different needs. The master bedroom boasts an en-suite showeroom, built-in wardrobes for ample storage, and an abundance of natural light that creates a cozy and relaxing ambiance. The second bedroom is a spacious double room with built-in wardrobes, while the third bedroom offers a comfortable single space with its own built-in wardrobes.

The property also comprises a single, well-appointed bathroom with a heated towel rail for added convenience.

This property also features a garage and driveway parking, providing ample space for secure storage and off-road parking. With its proximity to public transport links, local amenities, and green spaces, this home is ideal for families and couples alike.

Don't miss out on this fantastic opportunity to make this wonderful property your own. Call us today to arrange a viewing and experience the charm and comfort that this home has to offer.

Living Room: 13'04" (into bay) x 13'03" - 4.06m (into bay) x 4.04m

Dining Kitchen: 9'06" x 18'06" - 2.90m x 5.64m

Utility Room: 6'05" x 5'06" - 1.96m x 1.68m

Conservatory: 11'04" x 10'09" - 3.45m x 3.28m

W/C: 6'08" x 3'03" - 2.03m x 0.99m

Bedroom One: 8'11" x 13'04" - 2.72m x 4.06m

En-suite: 6'10" x 7'08" (max) - 2.08m x 2.33m

Bedroom Two: 9'11" x 10'02" - 3.02m x 3.10m

Bedroom Three: 10'09" x 8'05" - 3.28m x 2.57m

Bathroom: 9'04" x 4'09" - 2.84m x 1.50m

### PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: GAS MAINS

Broadband: FIBRE

Mobile Signal Coverage Blackspot: NO

Parking: DOUBLE DRIVEWAY

### MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

### TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: C

EPC RATING: C

FH00008573.SD.SD.22/1/24.V.1



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**Money Laundering Regulations** – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

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