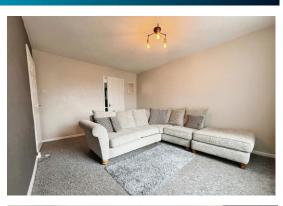


Stamford Killingworth

- First Floor Flat
- Spacious Living
- Two Double Bedrooms
- Private Garden
- No Upper Chain

£ 65,000







Stamford

Killingworth

PROPERTY DESCRIPTION

This first floor flat has been neutrally decorated throughout, providing a calming and inviting atmosphere. The flat is composed of two spacious double bedrooms, one of which is the master bedroom. Both bedrooms offer plenty of room for comfort and relaxation.

The property also boasts a modern kitchen equipped with all necessary appliances. This provides a perfect environment for those who love to cook or simply enjoy a good meal. Adjacent to the kitchen, you will find a generously proportioned reception room. This space is flooded with natural light thanks to its large windows, creating an airy and bright ambiance.

The flat further benefits from a well-appointed bathroom featuring a shower-over-bath setup.

Unique to this property is a delightful garden, providing an excellent outdoor space for relaxation and entertaining.

The location of this flat is particularly advantageous. It is situated in close proximity to both public transport links and local amenities, making it an ideal home for those who value convenience.

Living Room: 14'06" x 10'09" - 4.42m x 3.28m

Kitchen: 8'10" x 7'07" - 2.69m x 2.31m

Bedroom One: 10'00" x 12'04" - 3.05m x 3.76m Bedroom Two: 10'01" x 8'10" - 3.07m x 2.69m Bathroom: 5'05" x 6'03" - 1.65m x 1.91m

PRIMARY SERVICES SUPPLY

Electricity: MAINS Water: MAINS Sewerage: MAINS Heating: MAINS GAS Broadband: SATELLITE

Mobile Signal Coverage Blackspot: NO

Parking: ON STREET

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

Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.

Length of Lease: 99 years from 1972

COUNCIL TAX BAND: A EPC RATING: C

FH00008727.SD.SD.19/6/24.V.1





Important Note: Rook Matthews Sayer (RMS) 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 part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

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.

16 Branches across the North-East

