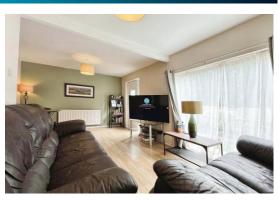


Maple Court Killingworth

- Mid Terrace
- Open Plan Living
- Three Bedrooms
- Modern Shower Room
- FREEHOLD

£ 115,000







Maple Court

Killingworth

PROPERTY DESCRIPTION

On offer for sale is this neutrally decorated, terraced property, ideally suited to families and couples. The property boasts a unique open-plan layout, providing a spacious and modern environment. There are three bedrooms, all of which are double sized. The master bedroom is notably spacious, providing a relaxing retreat. The second bedroom is also spacious, currently utilised as a walk-in closet, offering ample storage. The third bedroom completes the sleeping accommodation.

The property benefits from a single, well-appointed shower room equipped with a luxurious rain shower for a spa-like experience. The kitchen is modern and fitted with up-to-date appliances, perfect for those who enjoy cooking.

The heart of the home is undoubtedly the open-plan reception room. This versatile space, with a garden view, can easily accommodate both a comfortable living area and dining space. This layout promotes a sociable atmosphere, perfect for entertaining guests or enjoying family time.

Outside, you will find a charming garden, a perfect oasis for outdoor relaxation or al fresco dining. The property is located in a quiet neighbourhood, with excellent public transport links and local amenities close by.

This property combines modern living with comfort, making it an ideal home for those looking for a blend of convenience and tranquillity.

Living Room: 17' 11" x 10'01" (max) - 5.46m x 3.07m Kitchen: 7'06" (max) x 12'10" - 2.29m x 3.91m Bedroom One: 14'05" x 8'10" - 4.39m x 2.69m Bedroom Two: 11'01" x 8'09" - 3.38m x 2.67m Bedroom Three: 7'05" x 9'00" - 2.26m x 2.74m Shower Room: 4'05" x 7'06" - 1.34m x 2.29m

PRIMARY SERVICES SUPPLY

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

Mobile Signal Coverage Blackspot: NO

Parking: OFF & 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

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: A EPC RATING: TBC

FH00008739.SD.SD.12/7/24.V.1









Important Note: Note 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 buyers 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

Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and w 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 carrout electronic identity verification. This is not a credit check and will not affect your credit score.

16 Branches across the North-East

