



## Maple Court Killingworth

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

**£ 115,000**



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# 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



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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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