



Killingworth Drive West Moor

- Semi Detached
- Delevopment Opportunity
- Spacious Living
- Three Bedrooms
- Leasehold: 99years from 1958

£ 200,000



ROOK
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Killingworth Drive

West Moor

PROPERTY DESCRIPTION

For sale is a charming semi-detached property, ideal for families. Despite needing a touch of modernisation, this home presents an excellent opportunity to customise to your own taste. The property benefits from a D EPC rating and falls under the council tax band C.

The residence boasts three well-sized bedrooms. The generous master bedroom is a double and features spacious built-in wardrobes. The second bedroom, also a double, offers ample space, while the third bedroom is a comfortable single room.

There are two inviting reception rooms available. Reception Room #1 is enhanced by large windows, a cosy fireplace, a bay window and french doors leading to the dining area, flooding the room with natural light. The second reception room, is open to the kitchen.

The property offers an open-plan kitchen with a dining space that provides an excellent area for family meals and entertaining. It also offers picturesque views of the expansive south-facing garden and easy access to the garage.

Unique features of the property include a garage, off-street parking, and a sizeable south-facing garden, perfect for summer entertaining or for children to play.

Located in a quiet area, the property also benefits from excellent local amenities, sought-after schools, and public transport links nearby. This property has plenty to offer and is waiting for a family to call it home.

Living Room: 15'07" (into bay) x 13'07" (into alcove) - 4.75m x 4.15m

Dining Room: 11'04" x 10'10" - 3.45m x 3.30m

Kitchen: 8'00" x 10'03" - 2.44m x 3.12m

Bedroom One: 16'03" (into bay) x 12'04" - 4.95m x 3.76m

Bedroom Two: 11'00" x 11'08" - 3.35m x 3.56m

Bedroom Three: 9'05" x 7'08" - 2.87m x 2.33m

Bathroom: 5'06" x 8'05" - 1.68m x 2.57m

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS GAS

Broadband: NOT KNOWN

Mobile Signal Coverage Blackspot: NO

Parking: GARAGE & 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

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 1958

COUNCIL TAX BAND: C

EPC RATING: D

FH00008758.SD.SD.31/7/24.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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