



Cranham Close Killingworth

- Semi-Detached bungalow
- Two bedrooms
- EPC: D
- Council Tax band: B
- Tenure: Freehold

Guide Price: £180,000+



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Cranham Close

Killingworth

For Sale by Auction: Thursday 27th February 2025, Option 2, Terms and Conditions apply.

Welcome to this delightful semi-detached bungalow. The property is in great condition, waiting for you to add your personal touch and make it your own. It's a warm and welcoming home that's ready to offer comfort and convenience.

The layout of this charming bungalow features a spacious reception room. This is a perfect space for entertaining guests or simply curling up with a good book.

The property also comes with a well-maintained kitchen. Whether you're a master chef or a microwave maestro, this kitchen will meet your culinary needs. The ample counter space and storage options make meal preps a delight. This home boasts two cosy bedrooms, offering a peaceful retreat after a long day. The property also has a well-appointed bathroom that caters to your essential needs.

The bungalow is set in a location that has everything you might need. With excellent public transport links and nearby schools, it's an ideal place for families. Local amenities are within easy reach, making your daily errands a breeze. Plus, the nearby parks offer a breath of fresh air, right at your doorstep.

To top it all off, the property features a lovely enclosed garden. It also comes with a single garage, providing additional storage or parking space.

This property is situated within council tax band B, offering a cost-effective solution for homeowners.

Each auction property is offered at a guide price and is also subject to a reserve price. The guide price is the level where the bidding will commence. The reserve price is the seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price, which may be up to 10% higher than the guide price, is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction. The successful buyer pays a £2000+VAT (total £2400) Auction Administration Fee.

Joint Agents: The Agents Property Auction Ltd. Tel 01661 831360

Terms and conditions apply see www.agentspropertyauction.com

ENTRANCE DOOR TO;

LOBBY

KITCHEN: 10'9 x 7'4 max / 3.28m x 2.24m max

LOUNGE: 16'3 x 11'7 max / 4.95m x 3.53m max

BEDROOM ONE: 8'7 into wardrobes x 12'5 plus into wardrobes / 2.62m into wardrobes x 3.78m plus into wardrobes

BEDROOM TWO: 10'3 x 8'2 max / 3.12m x 2.48 max

BATHROOM: 6'5 x 6'6 max / 1.96m x 1.98m max

GARAGE: 18'1 x 8'8 max / 5.51m x 2.64m max

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: GAS CENTRAL HEATING

Broadband: CABLE

Mobile Signal Coverage Blackspot: NO

Parking: DRIVEWAY & SINGLE GARAGE

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

RESTRICTIONS AND RIGHTS

Listed? NO

Conservation Area? NO

Restrictions on property? NO

Easements, servitudes or wayleaves? NO

Public rights of way through the property? NO

RISKS

Flooding in last 5 years: NO

Risk of Flooding: ZONE 1

Known safety risks at property (asbestos etc...): NO

ACCESSIBILITY

This property has no accessibility adaptations:

- E.g. Ramp access to front door
- E.g. Accessible handrail to side door
- E.g. Wet room to ground floor
- E.g. Lift access to first floor

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: B

EPC RATING: D

FH00008901 .NF.NF.14/02/2025.V.2



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

