



## Goldstone Court

### Killingworth

This immaculate semi-detached bungalow is a perfect blend of comfortable living and prime location. Being in a sought after location, this property is conveniently positioned within close proximity to local amenities and public transport links. The property boasts two generously sized double bedrooms, creating an ideal space for relaxation. A well-appointed bathroom further enhances the home's comfort, a panelled Jacuzzi bath for those who enjoy a soak, separate shower cubicle, a low level W.C., and a pedestal wash hand basin. The reception room is a particular highlight, having large windows that allow for plenty of natural light to sweep in, creating a bright and airy environment. It's the perfect space for family gatherings or entertaining guests. The kitchen, briefly comprising; base units with worksurfaces incorporating a one and a half bowl sink unit with mixer tap, built in under bench fridge, and space for free standing cooker, is perfectly designed to cater to all your culinary needs. Access to the single garage/utility space is through the kitchen which briefly comprises; work surfaces with a single drainer sink unit, space for washing machine, and space for fridge/freezer. There is an EV charging station to the front of the property for those with electric vehicles. The conservatory is a wonderful addition, providing an extra space for relaxation or entertainment overlooking the large easy to maintain rear garden. Externally to the front there is a large block paved driveway and remarkably maintained front garden, and the rear garden does not disappoint either for those who love to enjoy spending time outdoors. With a Council Tax Band C, this property offers a great combination of location, comfort, and amenities.

**Asking Price: £295,000**

0191 266 7788  
22 Station Road North, Forest Hall, NE12 9AD

ROOK  
MATTHEWS  
SAYER

[www.rookmatthewssayer.co.uk](http://www.rookmatthewssayer.co.uk)  
[foresthall@rmsestateagents.co.uk](mailto:foresthall@rmsestateagents.co.uk)



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**ENTRANCE DOOR to**

**HALLWAY**

**BEDROOM TWO: 10'5 x 9'9 (3.18 x 2.97m)**

**LOUNGE: 19'7 max x 11'9 (5.97m x 3.58m)**

**BATHROOM: 5'7 x 8'2 (1.70m x 2.48m)**

**BEDROOM ONE: 14'3 x 9'9 (4.34m x 2.97m)**

**CONSERVATORY: 11'2 x 12'1 (3.40m x 3.68m)**

**KITCHEN: 12'4 x 9'8 (3.76m x 2.95m)**

**GARAGE/UTILITY: 18'8 x 8'7 (5.69m x 2.62m)**



## PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: GAS CENTRAL

Broadband: SKY

Mobile Signal Coverage Blackspot: NO

Parking: DRIVEWAY



## 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...): NOT AWARE OF ANY

## 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: C**

**EPC RATING: TBC**

FH00009043.NF.NF.30/04/2025.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.

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