



Culloden Walk | Killingworth | NE12 6QD

# Offers in Excess of: £195,000

Presenting an immaculate end of terrace house for sale in a highly sought-after location, ideal for first-time buyers and families alike. This beautifully maintained property boasts three well-proportioned bedrooms, offering both comfort and versatility. The principal double bedroom comes complete with built-in wardrobes, providing ample storage space, while the second bedroom is also a generous double. The third bedroom is a cosy single, also benefitting from built-in wardrobes—perfect as a child's room, nursery, or dedicated home office. The inviting reception room that seamlessly flows into the conservatory, creates a bright and spacious area perfect for relaxation or entertaining guests. The meticulously presented kitchen further complements the home's pristine condition and offers an efficient space for culinary pursuits. Additionally, this property also benefits a garage in a separate block. This property is conveniently located near excellent public transport links, reputable schools, local amenities, and parks, ensuring every essential is within easy reach. With its tranquil setting and access to green spaces, it provides the perfect blend of suburban peace and accessibility. Council tax band B makes this an attractive choice for those seeking a quality home with manageable outgoings. Whether you are purchasing your first property or searching for an ideal family home, this residence epitomises modern comfort in a vibrant and popular community. Early viewing is highly recommended to fully appreciate the exceptional standard and potential of this home.

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**End-Terrace**

**Sought after location**

**Three bedrooms**

**EPC: TBC**

**Front & Rear gardens**

**Council tax band: B**

**Garage**

**Tenure: Freehold**

**For any more information regarding the property please contact us today**

**PROPERTY DESCRIPTION:**

**ENTRANCE DOOR** to

**ENTRANCE PORCH:**

**HALLWAY:** Staircase to first floor, storage cupboard, under stairs storage cupboard.

**LOUNGE/DINING ROOM:** (front to rear): 22'8 at max point x 12'2 at max point (6.91m x 3.71m)

UPVC double glazed window to front, beautiful feature fireplace with surround, wood flooring, door rail, coving to ceiling, two radiators, double glazed sliding doors to

**CONSERVATORY:** 7'6 x 8'6 (2.29m x 2.59m)

**KITCHEN:** (rear): 9'6 max x 8'7 max (2.90m x 2.62m)

Fitted wall and base units with work surfaces incorporating a single drainer sink unit with mixer tap, gas hob, electric oven, extractor hood, space for washing machine, space for under bench fridge, space for under bench freezer, spotlights to ceiling, radiator, UPVC double glazed window to rear, UPVC door to rear garden.

**FIRST FLOOR LANDING AREA:** UPVC double glazed frosted window to side, access to loft, storage cupboard housing combination boiler.

**FAMILY BATHROOM:** 8'3 x 5'4 (2.52m x 1.62m)

Briefly comprising; low level W.C., pedestal wash hand basin, panelled bath with over head shower unit, shower screen, radiator, UPVC double glazed frosted window to rear.

**BEDROOM TWO:** (rear): 11'5 into recess x 10'2 (3.48m x 3.10m)  
Radiator, UPVC double glazed window to rear.

**BEDROOM ONE:** (front): 11'5 into recess x 10'5 plus into robes (3.48m x 3.18m)

Radiator, wood flooring, radiator, built in sliding door wardrobes, UPVC double glazed window to front.

**BEDROOM THREE:** (front): 8'9 x 7'8 into robes (2.67m x 2.33m)  
Wood flooring, built in wardrobes, radiator, UPVC double glazed window to front.

**EXTERNALLY:**

Front: Block paved pathways, lawned and gravelled areas, planted borders.

Rear: Mainly gravelled area, patio area, planted borders, fenced and walled boundaries.

**GARAGE:** (Separate block) 16'9 x 8'6 (5.11m x 2.59m)

**T: 0191 2667788**

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### PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: GAS CENTRAL

Broadband: NONE

Mobile Signal Coverage Blackspot: NO

Parking: Garage & Communal parking bays

### 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.

### AGENTS NOTE

*The sale of this Property is subject to Grant of Probate. Please seek an update from the Branch with regards to the potential timeframes involved.*

### 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

Any flood defences at the property: NO

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

### BUILDING WORKS

Any known planning permissions or proposals in the immediate locality: NO  
Outstanding building works at the property: 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: TBC

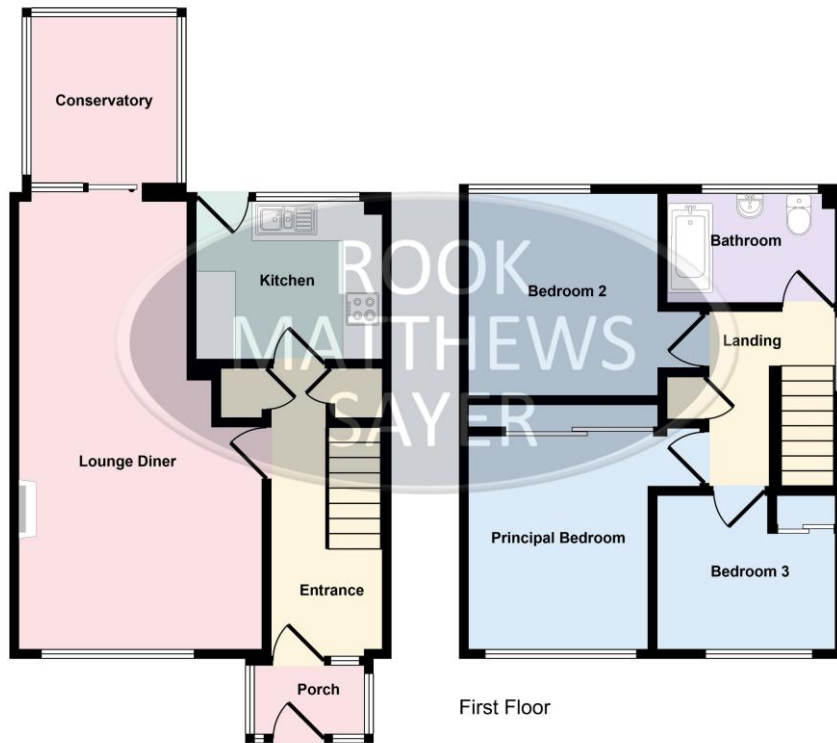
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First Floor

Ground Floor

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

**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



**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.