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- Detached House
- Stunning Open Aspect
- Quality Fitted Kitchen
- En-Suite Facility
- Video Tour Available
- Three Bedrooms
- Village Location
- Bi-Folding Doors
- Detached Garage
- MUST BE VIEWED





**** Video Tour on our YouTube Channel | <https://youtu.be/7LW2Uogl6xM> ****

Jan Forster Estates are delighted to market this superbly presented property with a secluded position. This modern build detached house offers the young family the perfect home. The property enjoys a delightful open aspect to the front and is positioned on a quiet pedestrianised street.

The accommodation is located only a short distance from Killingworth Village and Forest Hall; both with a good range of local amenities between them including shops, a leisure centre and supermarket. There are also main travel links nearby including the A19.

The property is finished to a high standard throughout and briefly comprises to the ground floor:- entrance hall, guest cloakroom/WC, lounge with feature fireplace, fantastic kitchen with integrated white goods and wall and floor units, and dining area with bi-fold doors leading out to the rear. To the first floor, there are three good-sized bedrooms; the main with an en-suite shower room. There is also a modern family bathroom WC. Externally there is a well-tended Southerly facing rear garden along with a detached garage. The property benefits from gas central heating and double glazing.

This is truly a delightful home and we urge interested parties to arrange a prompt and essential internal viewing. Please call 0191 605 3134 for more information.

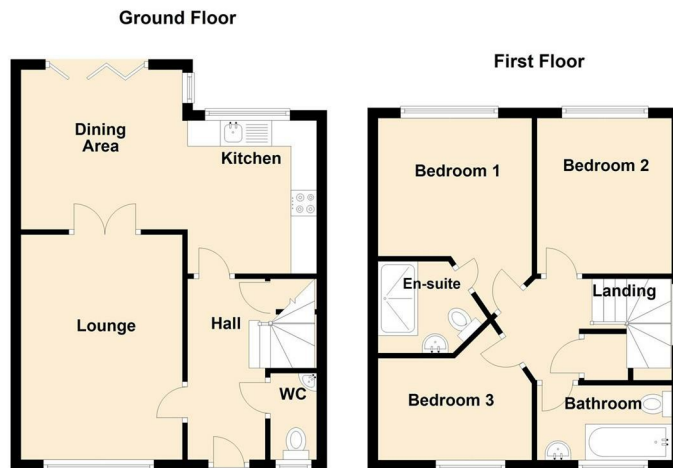
Tenure

The agent understands the property to be freehold. However, this should be confirmed with a licenced legal representative.

Covid-19 Viewing Guidelines

For the safety of our clients, yourselves and our staff we are currently only allowing viewings to go ahead if viewers wear appropriate PPE (masks and gloves). Social distancing rules must also be adhered to at all times. Where possible we will encourage vendors to leave the property while the viewing is going ahead. We also will only allow 2 people to view a property at any one time. We may share contact numbers where requested by NHS.





Lounge 14'3" x 10'3" (4.36 x 3.13)


Dining Area 10'3" x 10'2" (3.13 x 3.12)

Kitchen 8'3" x 9'9" (2.52 x 2.98)

Bedroom One 10'5" x 9'9" (3.18 x 2.99)

Bedroom Two 9'8" x 8'5" (2.95 x 2.58)

Bedroom Three 7'2" x 10'4" (2.20 x 3.17)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

The difference between house and home

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