





- Popular Location
- Three Bedrooms
- Front and Rear Gardens
- Council Tax band *B*
- Viewing Recommended
- Terraced Home
- Close To Amenities
- Detached Garage
- Freehold
- Call For More Information





**** Video Tour on our YouTube Channel | <https://youtu.be/kl1YSP28ZIU> ****

Jan Forster Estates are pleased to welcome to the market this well presented, three-bedroom terraced house, located in Brookland Drive, Killingworth.

The property will appeal to first time buyers, downsizers and buy to let investors alike. Ideally located for local transport and road links, with easy access to the A1 along with local amenities; including The Killingworth Centre, which is within walking distance.

Internally the property briefly comprises: - entrance porch, open plan lounge and modern kitchen with wall and floor units and integrated oven and hob, under stair storage and access to the rear garden. To the first floor there are three bedrooms and a family bathroom WC with shower over the bath.

Externally there is a garden to the front and a rear garden with artificial lawn and a decked area. There is also a detached garage in a nearby block.

We anticipate a high level of viewings on this property which must be seen to be appreciated. For more information and to book your viewing, please contact our sales team on 0191 270 1122.

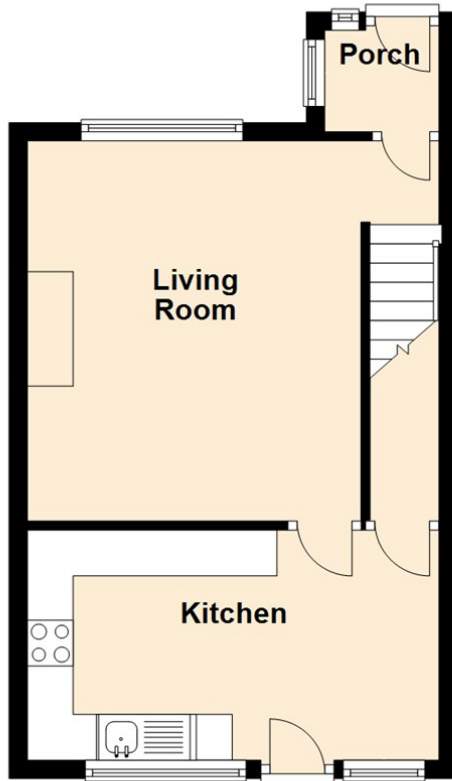
Tenure

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

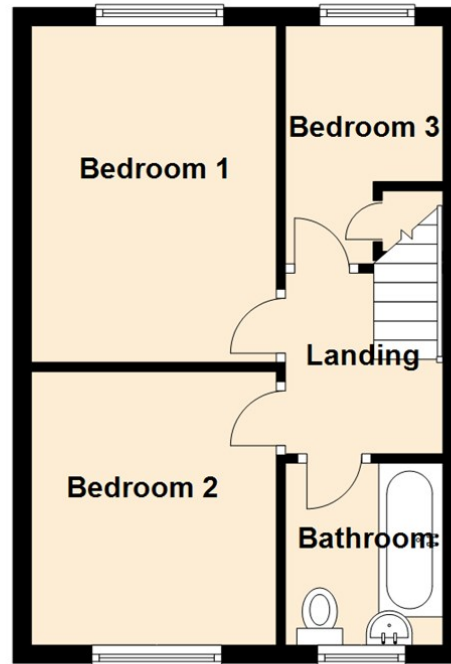
Council Tax band *B*.



Ground Floor



First Floor




Living Room 13'7" x 11'11" (4.15 x 3.64)

Kitchen 8'2" x 14'9" (2.51 x 4.50)

Bedroom One 12'0" x 8'9" (3.68 x 2.68)

Bedroom Two 9'9" x 8'9" (2.99 x 2.68)

Bedroom Three 8'6" x 5'7" (2.60 x 1.72)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		88
(81-91) B		
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	

The difference between house and home

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