Cragside Gardens | Killingworth | NE12 6GI

£167,000 - 75% Share

Presenting an impressive and beautifully appointed semi-detached bungalow on Cragside Gardens being only a short distance to the centre of Killingworth and its array of amenities. Situated In a well laid out cul de sac alongside other well cared for bungalows, superbly enhanced and upgraded by the current owner.
Step inside the welcoming central hallway which leads to the immaculate accommodation. The stunning breakfasting kitchen to the front is both stylish and modern with integral appliances, ample worktop space and storage. A good-sized lounge with feature fireplace flows seamlessly to the conservatory enhancing the sense of space and comfort, perfect for both relaxation and entertaining guests. There are two generous bedrooms, the principle has fitted wardrobes and furniture providing smart storage solutions while the modern refitted shower room adds a touch of luxury.
The exterior of the bungalow includes a driveway to the side and low maintenance landscaped gardens to both front and rear ideal for spending time enjoying the outdoors, extremely well kept with patio areas for al fresco dining.
This charming bungalow combines comfort, convenience and lifestyle in equal measure. Early inspection is essential to secure.

The property is to be sold as a 75% share. Over 55' s only. No Rent Payable.

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Stunning Semi-Detached Bungalow

Refurbished Kitchen & Shower Room

Beautifully Enhanced & Upgraded

Manicured Gardens & Driveway

75% Share / Over 55's

Leasehold: 125 years from 1 April 1996

Council Tax: B

EPC: C

ENTRANCE PORCH: Accessed via a double-glazed entrance door, leading through to the welcoming hallway.

ENTRANCE HALLWAY: A well-presented hallway featuring a radiator and decorative dado rail. Access is provided to the part-boarded loft space via a pull-down ladder.

KITCHEN: 13'7 x 7'8, (4.14m x 2.33m). Fitted with a range of wall and base units complemented by work surfaces and a 1½ bowl sink unit. Integrated appliances include an electric oven, gas hob, and fridge freezer, with plumbing and space provided for a washing machine. A wall-mounted combination boiler is neatly housed within a unit. The kitchen benefits from tiled flooring, partially tiled walls, and a double-glazed door to the front.

LOUNGE: 12'6 x 14'1, (3.81m x 4.29m). A spacious and inviting reception room featuring a stylish electric fire as its focal point, decorative coving to the ceiling, and double-glazed patio doors opening into the conservatory.

CONSERVATORY: 9'3 x 9'5, (2.81m x 2.87m). A bright and versatile addition to the home, enjoying double-glazed windows and a double-glazed door providing access to the rear garden. The room also benefits from tiled flooring and a radiator, allowing for comfortable year-round use.

BEDROOM ONE: 9'1 x 14'1, (2.76m x 4.29m). A generously proportioned principal bedroom featuring fitted wardrobes and a double-glazed window overlooking the rear garden.

BEDROOM TWO: 10'4 x 9'5, (3.14m x 2.87m). A well-sized second bedroom with a double-glazed window to the front, a radiator, and useful wall-mounted shelving.

SHOWER ROOM: Fitted with a step-in electric double shower, pedestal wash hand basin, low-level WC, and heated towel rail. A double-glazed window to the side provides natural light and ventilation.

EXTERNALLY: To the front, the property benefits from a low-maintenance garden comprising patio and gravelled areas, which also provide convenient off-street parking. The enclosed rear garden features artificial lawn, ornamental slate, and attractive tree and shrub borders, together with fenced boundaries and a summer house, creating an ideal space for relaxing and outdoor enjoyment.

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PRIMARY SERVICES SUPPLY
Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains Gas/Electric Fire
Broadband: Fibre To Premises
Mobile Signal Coverage Blackspot: No
Parking: Driveway/Communal Parking

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
Please note that a non-refundable AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

RESTRICTIONS AND RIGHTS
Listed? NO
Conservation Area? NO
Restrictions on property? YES – Over 55's only. Letting is not permitted.
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
Coastal Erosion Risk: LOW
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:
- Level Access
- Wide Doorways

TENURE
Leasehold - It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.
Length of Lease: 125 years from 1 April 1996
Service Charge: £1,590.98 per annum payable to Home Group from 1st April 2026
Any Other Charges/Obligations: A sinking fund paid by the seller.

COUNCIL TAX BAND: B

EPC RATING: C

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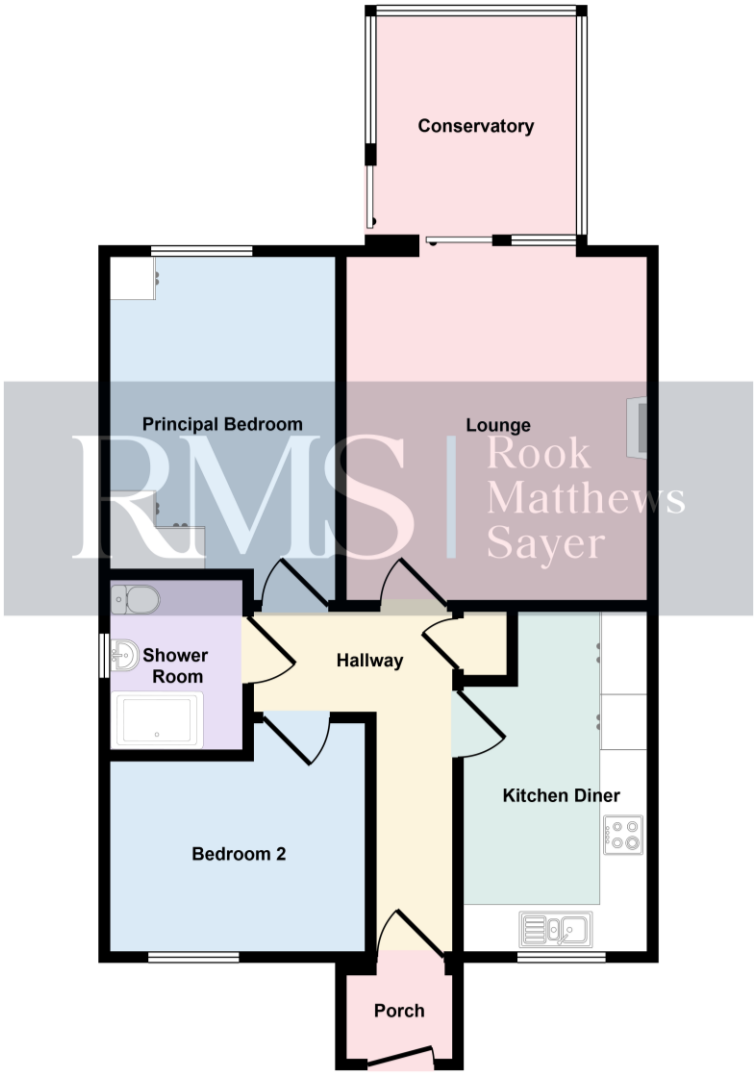

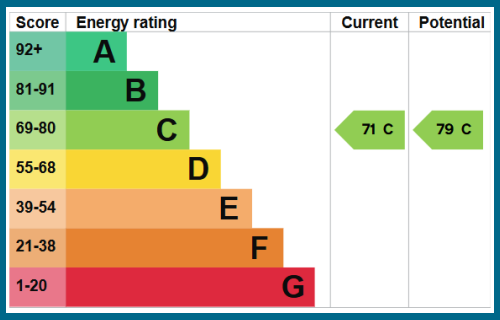

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Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

The Property Ombudsman

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