



Cranham Close | Killingworth | NE12 6FU

Offers in the region of: £335,000

This fantastic three bedroom, detached bungalow located in the sought after area of Killingworth is now available for sale with vacant possession. Offering two double bedrooms and one single bedroom, a reception room with feature fireplace, kitchen, and bathroom. The property may need some modernising, providing an opportunity for first time buyers, investors, or families alike to make into their dream home! Cranham Close is well-placed for access to a range of local amenities. Killingworth Centre, with its variety of shops, supermarkets, and cafés, is within easy reach. Families benefit from several nearby schools, including Bailey Green Primary and George Stephenson High School. The area offers abundant green spaces, such as Killingworth Lakeside Park, providing pleasant outdoor environments for walking and recreation. Residents can access public transport via the nearby Benton Metro Station, which offers regular services to Newcastle city centre in approximately 20 minutes. Local bus routes provide further connectivity throughout Killingworth and into the surrounding districts, making commuting straightforward. Major road links, including the A19 and A1, are easily accessible for drivers, offering convenient routes across Tyneside and beyond. Newcastle city centre's larger shopping, cultural, and employment opportunities are within a short drive.

The property falls under Council Tax Band C. This detached home in a convenient and popular part of Killingworth represents a suitable choice for buyers seeking a project or investment in a well-connected neighbourhood. Early viewing is recommended to appreciate the potential of this property.

ROOK
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PROPERTY DESCRIPTION:

ENTRANCE DOOR:

HALLWAY: Radiator, cupboard housing combination boiler.

BEDROOM TWO : (front): 11'4 into recess x 8'7 (3.45m x 2.62m)

Built in sliding door mirrored wardrobes, radiator, UPVC double glazed window to front.

LOUNGE: (front & side): 19'7 into bay x 10'8 (5.97m x 3.25m)

Feature fireplace with gas fire, two radiators, coving to ceiling, UPVC double glazed bay window to front, UPVC double glazed window to side.

KITCHEN: (side): 10'8 x 7'1 (3.25m x 2.16m)

Fitted wall and base units with work surfaces incorporating a 1 ½ bowl sink unit with mixer tap, electric hob, extractor hood, electric double oven, integrated fridge, space for under bench freezer, space for washing machine, integrated dishwasher, UPVC double glazed frosted window and door to side.

FAMILY BATHROOM: (side): 6'5 x 5'7 (1.96m x 1.70m)

Briefly comprising: fitted base units with built in wash hand basin, low level W.C., panelled bath with shower unit and shower screen, tiled walls and mounted vanity mirror with light, radiator, UPVC double glazed frosted window to side.

BEDROOM THREE: (rear): 10'1 plus into storage x 7'2 (3.07m x 2.18m)

Storage cupboard, built in shelving, radiator, UPVC double glazed window to rear.

BEDROOM ONE: (rear): 10'8 plus into robes x 10'4 (3.25m x 3.15m)

Built in sliding door mirrored wardrobes, radiator, UPVC double glazed window to rear.

GARAGE: 16'6 x 8'4 (5.03m x 2.54m)

Electric up and over door.

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: GAS CENTRAL

Broadband: ADSL

Mobile Signal Coverage Blackspot: NO

Parking: GARAGE & 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.

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: LOW RISK/ZONE 1

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: C

EPC RATING: TBC

FH00009172 .NF.NF.29/11/2025.V.2

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.



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