



 Jan Forster

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Hallington Mews | Killingworth | Newcastle Upon Tyne | NE12 6UF  
Offers Over £175,000





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- End Of Terrace Home
- Ideal First Time Buy
- Garage in Nearby Block
- Freehold
- Viewing A Must
- Three Bedrooms
- Ground Floor WC
- Conservatory
- Rear Garden
- Call For More Information







\*\* Video Tour on our YouTube Channel | <https://youtu.be/T5LDp0V38Ls>  
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Jan Forster Estates are pleased to welcome to the market this three-bedroom end of terrace home, located on Hallington Mews in Killingworth. This property will appeal to a wide variety of buyers, from first-time purchasers and growing families to professionals

Set within a highly sought-after residential area, the location offers an excellent range of amenities including well-regarded schools, local shops, and major supermarkets. Killingworth Shopping Centre is just a short distance away, as are the picturesque walks surrounding Killingworth Lake - perfect for those who enjoy outdoor leisure. With superb access to the A19, Tyne Tunnel, and frequent public transport links, commuting is straightforward and convenient.

The internal accommodation briefly comprises an entrance hallway with a useful ground-floor WC, a bright and welcoming lounge, and a spacious kitchen-dining room that opens into a sunny conservatory—an ideal spot for relaxing or entertaining. The ground floor also benefits from additional storage space. To the first floor, there are three well-proportioned bedrooms, and a stylish family bathroom complete with a shower over a p-shaped bath. The home further benefits from gas central heating and double glazing throughout.

Externally, the property boasts a rear garden featuring a decked seating area and lawn, offering a lovely private space to enjoy the warmer months. A single garage located in a nearby block provides valuable additional storage or parking.

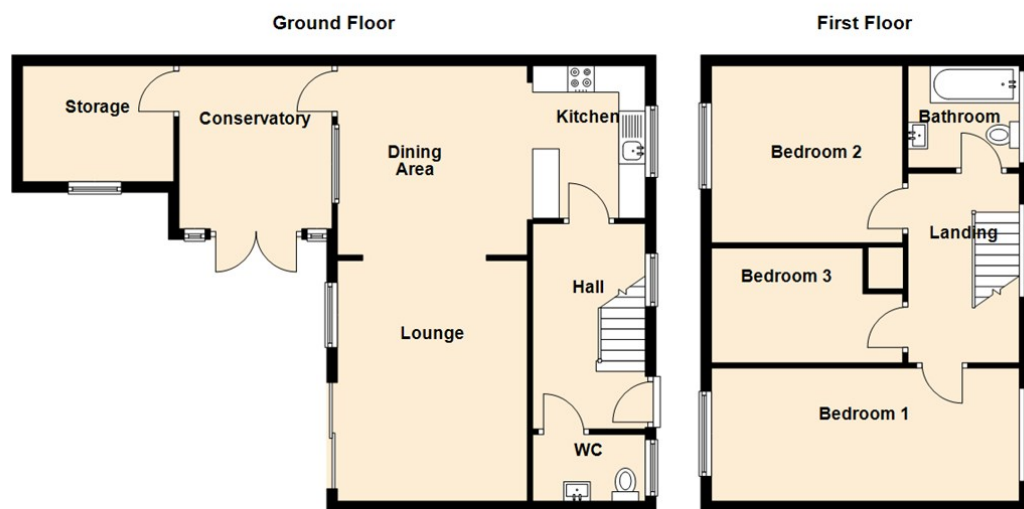
We anticipate an extremely high level of viewings on this delightful property. To book your viewing please call 0191 236 2070.

#### Tenure

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

Council Tax band: A





Lounge 15'0" x 11'8" (4.59 x 3.58)

Dining Area 9'5" x 7'6" (2.88 x 2.31)

Kitchen 9'5" x 7'6" (2.88 x 2.31)

Conservatory 9'5" x 10'1" (2.88 x 3.08)

Bedroom One 8'5" x 17'10" (2.58 x 5.45)

Bedroom Two 11'8" x 10'10" (3.57 x 3.32)

Bedroom Three 11'8" x 6'9" (3.57 x 2.08)

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         | 85        |
| (69-80) C                                   |                         |           |
| (55-68) D                                   | 67                      |           |
| (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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