



Killingworth Road | South Gosforth | NE3 1TB

£250,000

A super stylish and fully renovated mid terrace house well positioned within easy walking distance to South Gosforth metro station, Jesmond Dene and The Freeman Hospital. The property features an array of quality fixtures and fittings to incorporate engineered oak flooring, integrated kitchen with solid oak work surfaces, quality fitted bathroom suite with walk-in shower, solid oak doors throughout, replacement UPVC double glazed window and gas fired central heating via combination boiler. In addition, there is off street parking to the rear.

Briefly comprising entrance hallway with staircase leading to the first floor. There are 2 separate reception rooms together with quality fitted kitchen with integrated appliance and solid oak work surfaces. To the first floor are 3 good size bedrooms together with an impressive 4 piece bathroom suite with walk-in shower. Externally to the rear is a private yard with gated access providing off street parking.

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Mid terrace house

3 bedrooms

Quality fitted bathroom suite

Engineered oak flooring

Integrated kitchen with solid oak work surfaces

Walking distance to South Gosforth metro station, Jesmond Dene and The Freeman Hospital

For any more information regarding the property please contact us today

ENTRANCE DOOR LEADS TO:

ENTRANCE HALL

UPVC entrance door, engineered hardwood flooring, staircase to first floor, radiator.

SITTING ROOM 13'7 x (into alcove) x 12'9 (4.14 x 3.89m)

Double glazed window to front, coving to ceiling, ceiling rose, radiator.

DINING ROOM 13'3 x 13'11 (into alcove) (4.04 x 4.24m)

Double glazed window to rear, understairs cupboard, engineered hardwood flooring, radiator.

KITCHEN 11'11 x 7'11 (3.63 x 2.41m)

Fitting with a range of wall and base units, UPVC door, engineered hardwood flooring, built in electric oven, built in gas hob, integrated dishwasher, tiled splash back, wall mounted combination boiler, radiator, double glazed window.

FIRST FLOOR LANDING

Access to roof space.

BEDROOM ONE 12'0 x 9'10 (into alcove) (3.66 x 3.00m)

Double glazed window to front, radiator.

BEDROOM TWO 14'7 (max) x 10'9 (into alcove) (4.45 x 3.28m)

Double glazed window to rear, radiator.

BEDROOM THREE 12'2 x 6'7 (3.71 x 2.01m)

Double glazed window to front, radiator.

FAMILY BATHROOM

Panelled bath, walk-in double shower, wash hand basin set in vanity unit, low level WC, tiled floor, part tiled walls, extractor fan, double glazed frosted windows.

REAR YARD

Gated access providing off street parking.

T: 0191 284 7999

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PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband: TBC

Mobile Signal Coverage Blackspot: No

Parking: Driveway to rear

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.

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: A

EPC RATING: C

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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 relation to this property.

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.

