



Garth Twenty | Killingworth | NE12 6LP

Offers Over: £145,000

Presenting a spacious three-bedroom end link, perfect for couples and families alike, situated on a pedestrianised walkway with the benefit of no onward chain. The ground floor features a welcoming entrance hall which leads to comfortable and generous lounge flooded with natural light from the two windows which overlook the rear garden. A good sized dining kitchen with a range of wall and base units provides space for appliances and room for a dining table ideal for both cooking and family get togethers, French doors lead to the enclosed garden with a westerly aspect perfect for al fresco dining and entertaining. To the first floor there is a good sized landing with built in cupboards providing smart storage solutions and access to the roof space. The three well-proportioned bedrooms are served by the family bathroom with bath and overhead shower catering to both preferences.

Ideally placed for an excellent range of both primary and high schools. The White Swan Shopping Centre with its array of high street stores and Morrisons Supermarket. There are good transport amenities nearby with frequent bus services as well as easy access to A1 & A19 for those looking to commute further afield. A practical choice for those looking to settle in a vibrant community, internal inspection highly recommended.

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Well Presented End Link

Dining Kitchen With French Doors To Rear

Pedestrianised To The Front And Rear

West Facing Rear Garden

Generous Accommodation Throughout

No Onward Chain

Three Bedrooms

Tenure: Freehold

PROPERTY DESCRIPTION:

DOUBLE GLAZED ENTRANCE DOOR:

ENTRANCE HALLWAY: Built in cupboard, double radiator, understairs cupboard, staircase to first floor

DOWNSTAIRS CLOAKS/W.C.: Low level W.C., wash hand basin in vanity unit, part tiled walls, tiled flooring, UPVC double glazed frosted window to front.

LOUNGE: (rear): 13'5 x 14'7 (4.09m x 4.45m)
Double radiator, two UPVC double glazed windows to rear.

KITCHEN/DINING ROOM: 19'6 x 8'5 (5.94m x 2.57m)
Fitted with a range of wall and base units with work surfaces incorporating a 1 ½ bowl sink unit, gas cooker point, space for fridge freezer, plumbed for washing machine, space for tumble dryer, part tiled walls, tiled flooring, laminate flooring, double radiator, UPVC double glazed window to front, UPVC double glazed French doors to rear garden.

FIRST FLOOR LANDING AREA: Three built in cupboards, one of which houses the combination boiler, access to partially boarded loft space via ladder.

BEDROOM ONE: (rear): 8'5 x 8'6 (2.57m x 2.59m)
Radiator, UPVC double glazed window to rear.

BEDROOM TWO: (rear): 13'5 x 8'8 (4.09m x 2.64m)
Double radiator, UPVC double glazed window to rear.

BEDROOM THREE: (rear): 10'3 x 6'9 (3.12m x 2.06m)
Radiator, UPVC double glazed window to rear.

FAMILY BATHROOM: White three-piece suite briefly comprising; Low level W.C., panelled bath with mains boiler shower over, glass screen, pedestal wash hand basin, radiator, extractor fan, UPVC double glazed frosted window to front.

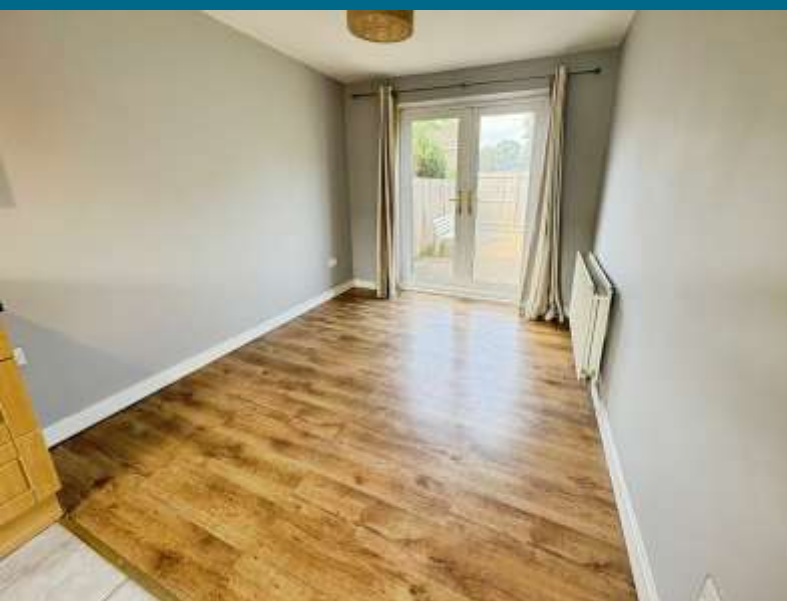
EXTERNALLY:

Rear Garden; Walled and fenced boundaries, gated access to front, lawned and block paved areas, handy shed.

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PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: GAS CENTRAL

Broadband: POSSIBLY FIBRE

Mobile Signal Coverage Blackspot: NO

Parking: ON STREET

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.

RESTRICTIONS AND RIGHTS

Listed? NO

Conservation Area? NO

Restrictions on property? NO

Easements, servitudes or wayleaves? Some historic mineral rights, plus obligations not to pollute or be a nuisance.

Public rights of way through the property? NO

RISKS

Flooding in last 5 years: NO

Risk of Flooding: 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: A

EPC RATING: D

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

