



Swindale Drive, Killingworth, NE12 6QU

£160,000

Presenting this beautifully finished three, bedroom home ideal for the first time buyer or family, turn the key and immediately enjoy this fabulous property with the convenience of nearby local shops parks schools and transport links. Greatly enhanced and upgraded by current owners to provide immaculate accommodation. Briefly comprising: entrance hall with access to a front facing, fabulous sleek and stylish breakfasting kitchen with integral appliances and plumbed for washing machine ideal for social gatherings. The generous lounge, beautifully appointed and decorated boasting a contemporary oak and glass staircase to the first floor and windows overlooking the courtyard garden. A rear lobby gives access to the rear and a useful utility storage room with space for tumble dryer. Upstairs you will find three double bedrooms and a modern family bathroom. To the front there is an enclosed fenced garden with astro turf and to the rear a delightful courtyard garden with decking, astro turf, and double timber gates. We feel demand will be high so an early inspection is a must to secure.



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Immaculate family home**Stunning Lounge with Media Wall****Utility Room with superb storage****Breakfasting kitchen****Three bedrooms****Charming Court Yard Garden****Family Bathroom****Stylish Interior Design Throughout**

HALLWAY: Double glazed entrance door, Radiator,

LOUNGE: 16'8 x 15'4 (5.08m x 4.67m) Measurements into alcoves, spotlights to recess, media wall, spacious living area. Contemporary oak staircase to first floor with glass panels, understairs cupboard, two radiators, electric fire, door to rear lobby, door to utility.

UTILITY: 8'5 x 5'7 (2.57m x 1.70m) Providing excellent storage, space for tumble dryer, radiator.

BREAKFASTING/KITCHEN: 12'5 x 9'8 (3.78 x 2.95) Double glazed window (front), sleek stylish kitchen comprising of a range of fitted base, and wall units, one and a half bowl sink unit, integrated electric oven, five burner gas hob, integrated fridge freezer and plumbed for washing machine. Stylish flooring, UPVC ceiling, with spot lights,

FIRST FLOOR LANDING: Half panelled walls.

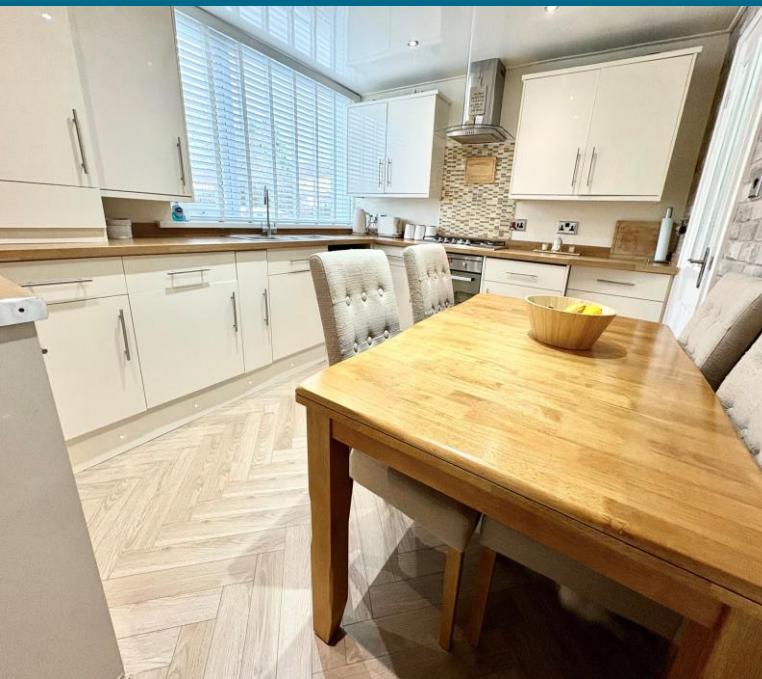
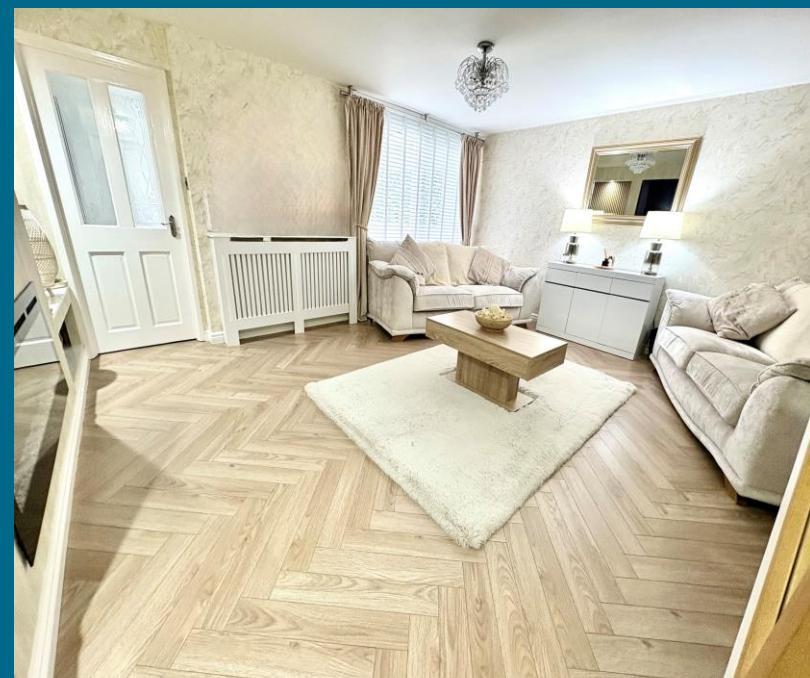
BEDROOM ONE: 11'7 x 9'8 (3.53m x 2.95m) into alcove, double glazed window to the front, radiator

BEDROOM TWO: (rear) 9'6 x 8'5 (2.90m x 2.57m) Double glazed window, radiator

BEDROOM THREE: (rear) 14'8 x 7'2 (4.47m x 2.18m) double glazed window, radiator

BATHROOM: Three, piece white bathroom suite comprising of pedestal hand wash basin, panelled bath with overhead mixer shower tap, glass screen, low level w.c, heated towel rail, tiled flooring.

EXTERNAL: Fenced front garden with astro turf and external water supply. To the rear a delightful court yard garden, with double timber gates, decking, astro turf, security light.



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PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains/Gas

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

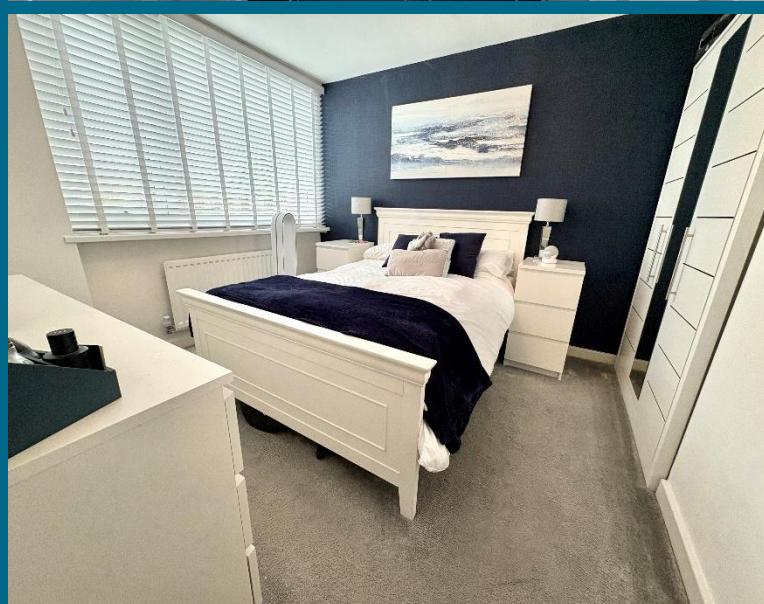
Parking: On street

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.

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: B

EPC RATING: C

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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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.

