



Swallow Drive Holystone

- Semi Detached
- Immaculate Presentation
- Three Bedrooms
- Open Plan Dining Kitchen
- Large West Facing Garden

£ 270,000



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Swallow Drive

Killingworth

PROPERTY DESCRIPTION

This immaculate semi-detached property on Swallow Drive, Holystone, is the perfect home for families and couples. Boasting a delightful open-plan layout, the property offers a spacious living space that is flooded with natural light. The modern kitchen features sleek appliances, ample dining space, and even french doors leading to the West facing garden, making this the heart of the family home.

With three bedrooms, this home has plenty of space for everyone. The master bedroom is a true sanctuary, offering a spacious layout and an en-suite shower room for added convenience. The second bedroom is a comfortable double room, while the third bedroom is a generously sized single room.

The family bathroom features a heated towel rail and a large fitted mirror, which is the perfect space for relaxing and unwinding after a long day.

Outside, the property offers a garage and parking space, ensuring there is ample room for all your vehicles. The larger than normal, West facing garden provides a peaceful and quiet space, perfect for enjoying the outdoors.

Located in a desirable area, this property is conveniently close to nearby schools and green spaces, providing the ideal setting for families. The property is also situated in a peaceful and quiet neighborhood, allowing for a truly serene living experience.

Don't miss out on the opportunity to make this lovely property your home. Contact us today to arrange a viewing and experience the charm and comfort this home has to offer.

Living Room: 13'04" (max) x 12'00" - 4.06m x 3.66m

Dining Kitchen: 9'07" x 20'00" - 2.92m x 6.07m

W.C:

Bedroom One: 9'08" x 15'01" - 2.95m x 4.59m

En-suite: 6'02" x 5'06" - 1.88m x 1.68m

Bedroom Two: 11'00" x 11'06" (max) - 3.35m (max) x 3.51m

Bedroom Three: 7'03" x 10'01" - 2.21m x 3.07m

Bathroom: 9'09" x 4'08" - 2.97m x 1.48m

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: GAS MAINS

Broadband: FIBRE

Mobile Signal Coverage Blackspot: NO

Parking: GARAGE AND DRIVEWAY

MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and 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: C

EPC RATING: B

FH00008568.SD.SD/1/24.V.1



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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.

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