



## Greenhills

### Killingworth

- Semi Detached
- Two Bedrooms
- Modern Kitchen
- Conservatory
- No Upper Chain

**£ 149,950 offers over**



0191 266 7788  
22 Station Road, Forest Hall, NE12 9AD

ROOK  
MATTHEWS  
SAYER

[www.rookmatthewssayer.co.uk](http://www.rookmatthewssayer.co.uk)  
[foresthall@rmsestateagents.co.uk](mailto:foresthall@rmsestateagents.co.uk)

# Greenhills

## Killingworth

### PROPERTY DESCRIPTION

Introducing this charming semi-detached property tucked away in a quiet and peaceful location on Greenhills, Killingworth, perfect for young families and couples alike. With its good condition, this delightful home offers a comfortable and inviting living space.

As you step through the front door, you are greeted by two reception rooms, each with its own unique features. The first reception room, boasting French doors, floods the space with natural light, creating a warm and inviting atmosphere. The second reception room offers a tranquil view of the garden, with convenient access to outdoor spaces, perfect for enjoying sunny afternoons or entertaining guests.

The property comprises two well-appointed bedrooms. The master bedroom provides a cosy and relaxing space, while the second bedroom offers ample room for a double bed or could be transformed into a home office or hobby room.

A modern and recently refurbished kitchen awaits, equipped with modern appliances, making meal preparation an absolute breeze, designed for convenience and functionality.

The property boasts a well-maintained bathroom, offering a retreat for relaxation after a long day. With its convenient layout, this bathroom perfectly caters to your needs.

Externally, the West facing private garden boasts a spacious decking area and lawn space, ideal entertaining space.

Living Room: 13'04" x 12'07" - 4.06m x 3.84m

Kitchen: 6'03" x 11'08" - 1.91m x 3.56m

Conservatory: 11'02" x 10'08" - 3.40m x 3.25m

Bedroom One: 8'09" x 12'07" - 2.67m x 3.84m

Bedroom Two: 9'05" x 12'07" - 2.87m x 3.84m

Bathroom: 6'02" x 6'03" - 1.88m x 1.91m

### PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: GAS MAINS

Broadband: FIBRE

Mobile Signal Coverage Blackspot: NO

Parking: 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

Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.

Length of Lease: 99 years from 1999

Ground Rent: £30 per annum.

Service Charge: TBC

Any Other Charges/Obligations: N/A

**COUNCIL TAX BAND: D**

**EPC RATING: B**

FH00008591.SD.SD.29/1/24.V.1



**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.

**16 Branches across the North-East**

