



Bannockburn Killingworth

- First Floor Flat
- Great Condition
- Spacious Living
- Two Bedrooms
- Private Garden

£ 65,000



ROOK
MATTHEWS
SAYER

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Bannockburn

Killingworth

PROPERTY DESCRIPTION

For Sale: A charming two bedroom first floor flat, situated in a tranquil location in Killingworth with excellent public transport links and access to local amenities. This neutrally decorated property presents a blank canvas, ready for you to put your stamp on it.

The flat boasts a spacious master bedroom, complete with sizeable built-in wardrobes for plentiful storage. The second bedroom, also a double, mirrors this thoughtful design with its own built-in wardrobes, providing a wonderful haven for restful nights.

The heart of this delightful home is its reception room which offers a peaceful garden view, creating a serene and relaxing atmosphere. It's the perfect spot for unwinding after a busy day or entertaining guests.

The kitchen, a space flooded with natural light, is a joy to cook in. It's an inviting space that will inspire your culinary creativity!

Rounding out this lovely flat is a single, well-appointed bathroom.

Ideal for couples or singles alike, this property offers an inviting mix of comfort and convenience, and with its tranquil setting, it truly is a peaceful oasis in the city. So, why wait? Come and see for yourself what this wonderful home has to offer. It might just be the perfect fit for you!

Living Room: 14'05" x 10'10" - 4.39m x 3.30m

Kitchen: 9'02" x 8'00" - 2.79m x 2.44m

Bedroom One: 10'00" x 12'08" - 3.05m x 3.86m

Bedroom Two: 10'00" x 8'05" - 3.05m x 2.57m

Bathroom: 5'05" x 6'08" - 1.65m x 2.03m

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: SATELLITE

Mobile Signal Coverage Blackspot: NO

Parking: ON STREET

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 1972

COUNCIL TAX BAND: A

EPC RATING: TBC

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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



The Property
Ombudsman