



## Silverstone Killingworth

Presenting this beautiful three-bedroom terraced house, situated in an area with superb public transport links, excellent nearby schools, and a plethora of local amenities. For those who value outdoor pursuits, the location benefits from nearby parks and walking routes, making it an exceptional choice for families and first-time buyers alike. The property boasts three well-proportioned bedrooms, two of which are spacious double rooms and the third being a comfortable single room, perfect for a child's room or home office. The house also enjoys a large lounge, providing a welcoming space for relaxation or entertaining guests. The fitted kitchen briefly comprising; fitted wall and base units and work surfaces incorporating a single drainer sink unit with mixer tap, gas hob, extractor hood, built in electric oven, space for fridge/freezer, space for washing machine and space for tumble dryer, offering ample space for all your culinary needs. The bathroom briefly comprises; low level W.C., tiled bath with overhead shower unit, pedestal wash hand basin and heated towel rail. One of the standout features of this property is the south-facing garden. This delightful outdoor space captures plenty of sun, making it the perfect spot for summer barbecues or simply enjoying a tranquil afternoon. The property also benefits from a single garage in a block, an invaluable asset for secure parking or additional storage. For the eco-conscious, an EV charging port is a significant bonus, offering convenience for electric vehicle owners. This property offers a unique opportunity to acquire a home that combines convenience, charm, and modern features in a sought-after location.

**Asking Price: £160,000**

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

ROOK  
MATTHEWS  
SAYER

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**ENTRANCE DOOR to**

**PORCH**

**LOUNGE: 14'5 max x 15'8 max (4.39m x 4.78m)**

**STAIRCASE to first floor landing**

**FIRST FLOOR LANDING**

**FAMILY BATHROOM: 6'2 max x 5'9 max (1.88m x 1.75m)**

**BEDROOM TWO: 10'4 x 8'2 (3.15m x 2.48m)**

**BEDROOM ONE: 13'7 max x 8'3 max (4.15m x 2.52m)**

**BEDROOM THREE: 10'6 into recess x 5'9 at max point (3.20m x 1.75m)**



## **PRIMARY SERVICES SUPPLY**

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: GAS CENTRAL HEATING

Broadband: FIBRE TO PREMISES

Mobile Signal Coverage Blackspot: NO

Parking: GARAGE IN BLOCK & COMMUNAL PARKING TO REAR





## 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? NO

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

## 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 to G / N/A"

**EPC RATING:** "A to G"

FH00009037.NF.NF.14/04/2025.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**

