



Dove Close | Killingworth | NE12 6TG

**£180,000**

Presenting this fantastic four-bedroom terraced town house for sale. The property, being well-suited for first-time buyers and families alike, offers a spacious and welcoming environment. The accommodation is well-proportioned, boasting four bedrooms, two bathrooms, and downstairs W.C. The kitchen briefly comprises: fitted wall and base units with worktops incorporating; 1 and a half bowl sink unit with mixer tap, gas hob, extractor hood, electric oven, free standing fridge/freezer, washing machine, and dishwasher. Designed to cater to modern-day family living and entertaining. The house also benefits from two exceptional reception rooms, one on the ground floor leading to the conservatory and one on the first floor, providing ample space for relaxation, entertainment, and family gatherings. An attractive feature of this property is its strategic location. It is situated in close proximity to public transport links, providing easy access to other parts of the city. Families would find the nearby schools very convenient, making morning school runs a breeze. Local amenities are also within easy reach, ensuring that your everyday essentials are catered for. Moreover, the property is nestled close to nearby parks and walking routes, offering opportunities for leisurely strolls and outdoor activities. In conclusion, this terraced house delivers a blend of comfort, convenience and charm. Its prime location, coupled with its generous layout, makes it an ideal home for both first-time buyers and growing families. Don't miss out on this opportunity to own a home that's perfect for creating lasting memories.

ROOK  
MATTHEWS  
SAYER



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**Terraced Town House**

**Off-street parking**

**Four bedrooms**

**EPC: TBC**

**Two reception rooms**

**Council tax band: A**

**Conservatory**

**Tenure: Freehold**

For any more information regarding the property please contact us today

**PROPERTY DESCRIPTION:**

**ENTRANCE GATES** to

**DOUBLE LENGTH DRIVEWAY**

**FRONT GARDEN:** Patio area, greenhouse, brick built shed for storage

**ENTRANCE DOOR** to

**ENTRANCE HALLWAY:** Staircase to first floor

**DOWNSTAIRS CLOAKS/W.C.:** Low level W.C., pedestal wash hand basin, combination boiler.

**LOUNGE:** 17'9 x 9'6 (5.41m x 2.90m)

**KITCHEN:** 10'6 max x 7'3 max (3.20m x 2.21m), fitted wall and base units incorporating; one and a half bowl sink unit with mixer tap, gas hob, extractor hood, electric oven, fridge/freezer, washing machine, and dishwasher.

**CONSERVATORY:** 8'9 x 9'5 (2.67m x 2.87m) French doors leading to rear garden.

**REAR GARDEN:** Mainly laid to lawn with pathway and patio area, mature planted borders.

**FIRST FLOOR LANDING AREA:**

**SECOND RECEPTION ROOM:** (front): 18'0 X 9'7 (5.49m x 2.92m)

**BEDROOM FOUR:** 7'9 x 8'5 plus into robes (2.36m x 2.57m)

**SHOWER ROOM/W.C.:** Low level W.C., pedestal wash hand basin, step in shower cubicle.

**SECOND FLOOR LANDING AREA:**

**BEDROOM TWO:** (front): 10'1 x 8'8 (3.07m x 2.64m)

**BEDROOM ONE:** (front): 13'3 x 8'9 (4.04m x 2.67m)

**BEDROOM THREE:** (rear): 8'8 x 7'2 (2.64m x 2.18m)

**BATHROOM:** (rear): 6'0 at max point x 4'6 at max point (1.83m x 1.3m) Wood panelled bath, and pedestal wash hand basin.

**OWNED SOLAR PANELS**







#### PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: GAS CENTRAL

Broadband: CABLE

Mobile Signal Coverage Blackspot: NO

Parking: DRIVEWAY/ONSTREET/COMMUNAL

#### 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

#### BUILDING WORKS

Any known planning permissions or proposals in the immediate locality:

NEW BUILDS CURRENTLY BEING BUILT

Outstanding building works at the property: NO

#### ACCESSIBILITY

This property has accessibility adaptations:

- Accessible handrail to front door from driveway

#### 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

EPC RATING: TBC

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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.

