



Rothbury Close | Killingworth | NE12 6TA

£160,000

This immaculate two-bedroom terraced house presents a fantastic opportunity for first time buyers and families seeking a superb home in a highly convenient location, situated close to a range of local amenities. Upon entering, you are welcomed by a bright atmosphere that defines the entirety of this residence. The spacious lounge offers flexibility for both relaxing and entertaining, complemented by a beautiful feature fireplace that adds a touch of warmth and character to the living space.

The well-appointed kitchen features modern fittings and ample workspace, ideal for cooking and dining requirements, with tasteful finishes that enhance the overall appeal of the home. On the first floor, you will find two generous double bedrooms, both offering impressive space and comfort. Throughout, the décor and fittings have been thoughtfully chosen to create a stylish and inviting environment, making this home move-in ready without further need for enhancement.

Located within easy reach of local amenities, this property provides excellent access to shops, transport links, and well-regarded schools, catering seamlessly to everyday living needs.

In summary, this immaculate terraced house offers an outstanding blend of comfort, practicality, and classic features, making it an excellent choice for those looking to establish their first home or seeking additional space for a family. Early viewing is highly recommended to appreciate everything this superb property has to offer.

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Well-presented mid terrace

Enclosed rear garden

2 bedrooms

EPC: TBC

Allocated parking bay

Council Tax: B

Sought-after residential area

Tenure: Freehold

For any more information regarding the property please contact us today

PROPERTY DESCRIPTION: The following rooms below are an example of how each room should be presented, please do not miss any rooms on the property out.

ENTRANCE LOBBY: Double glazed composite door and laminate flooring.

LOUNGE: 13'11 x 12'6 plus concealed staircase to first floor, (4.24m x 3.81m), double glazed window, feature fireplace, 2 radiators.

KITCHEN: 12'6 x 8'9, (3.81m x 2.67m), fabulous, high gloss wall and base units, single drainer sink unit, part tiled walls and wall mounted central heating boiler.

FIRST FLOOR LANDING AREA: Access to roof space, we understand that the loft is partially boarded for storage purposes.

BEDROOM ONE: 12'6 x 8'10, (3.81m x 2.69m), double glazed windows to front, radiator.

BEDROOM TWO: 12'6 x 8'8, (3.81m x 2.64m), double glazed windows to rear, radiator.

BATHROOM: Modern bathroom comprising of, panelled bath with overhead waterfall shower, pedestal wash hand basin, low level WC, part tiled walls and airing cupboard.

EXTERNALLY: The property offers an allocated parking space to the front and a secure, enclosed rear garden, ideal for privacy and outdoor activities.

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PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: Fibre to cabinet

Mobile Signal Coverage Blackspot: No

Parking: Allocated bay

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

Any flood defences at the property: No

BUILDING WORKS

Any known planning permissions or proposals in the immediate locality: No

Outstanding building works at the property: No

ACCESSIBILITY

This property has "has / has no" 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: B

EPC RATING: TBC

Disclaimer: Freehold now complete pending land registry completion.

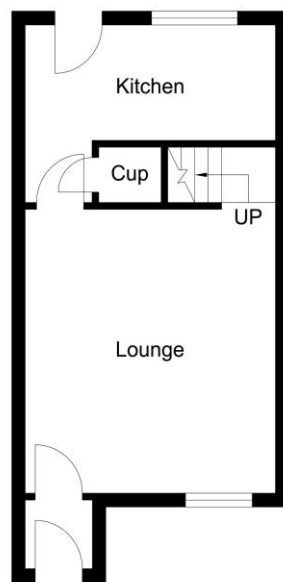
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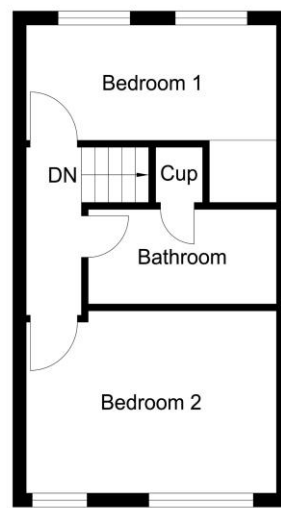
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Ground Floor



First Floor

Rothbury Close

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Version 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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