



Amberley Chase | Killingworth | NE12 9SB

# Offers in the region of: £200,000

Presenting this well-appointed end-terraced property, now available for sale in a sought-after location renowned for its proximity to both esteemed nearby schools and an array of local amenities. This residence is ideally suited to first-time buyers seeking a comfortable and convenient home with strong community surroundings. The property boasts three bedrooms, comprising two generous double bedrooms and a further single bedroom, offering ample accommodation for families or professionals needing additional space for an office or guest room. There is one tastefully designed bathroom to cater to the household's needs. A bright and welcoming reception room creates an inviting space for relaxation and entertaining guests, while the modern kitchen delivers practicality and style, providing an excellent environment for meal preparation and family dining. Energy efficiency is assured with an impressive EPC rating of B, with having owned solar panels and helping to reduce running costs and environmental impact. Furthermore, this home falls within council tax band B, making it a particularly attractive choice for those mindful of ongoing expenses. Situated within easy reach of schools and handy amenities such as shops, cafes, and leisure facilities, the property provides an unparalleled blend of tranquillity and access to daily necessities. With its enviable location and well-considered layout, this semi-detached home represents an outstanding opportunity—especially for those embarking on their property journey

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**End-Terraced house**

**Sought after location**

**Three bedrooms**

**EPC: TBC**

**Front & Rear gardens**

**Council tax band: B**

**Driveway**

**Tenure: Freehold**

For any more information regarding the property please contact us today

#### PROPERTY DESCRIPTION:

##### ENTRANCE DOOR to

##### ENTRANCE PORCH:

##### LOUNGE/DINING ROOM: (front to rear):

22'6 at max point x 16'3 at max point (6.86m x 4.95m)

Double glazed window to front, double glazed French doors to rear garden, radiator, door to kitchen, staircase to first floor.

##### KITCHEN: (rear): 9'7 max x 6'7 max (2.92m x 2.00)

Fitted wall and base units with work surfaces incorporating; single drainer sink unit with mixer tap, gas hob, built in electric oven, extractor hood, under bench dishwasher, under bench washing machine, free standing fridge freezer, combination boiler, UPVC double glazed window to rear.

#### FIRST FLOOR LANDING AREA:

##### FAMILY SHOWER ROOM: (rear): 6'3 x 5'6 (1.91m x 1.68m)

Briefly comprising low level W.C., walk in shower cubicle, handrail, wash hand basin in vanity unit, UPVC double glazed frosted window to rear.

##### BEDROOM TWO: (rear): 9'6 x 8'9 plus into robes (2.90m x 2.67m)

Built in sliding door wardrobes, radiator, UPVC double glazed window to rear.

##### BEDROOM ONE: (front): 9'2 x 9'8 plus into robes (2.79m x 2.95m)

Built in sliding door wardrobes, radiator, UPVC double glazed window to front.

##### BEDROOM THREE: (front): 7'0 x 6'9 (2.13m x 2.06m)

UPVC double glazed window to front.

#### EXTERNALLY:

Front- Block paved driveway, artificial lawned area, fenced and hedged boundaries.

Rear- Decked and paved areas, fenced boundaries.

Owned solar panels.

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#### PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: GAS CENTRAL

Broadband: FIBRE TO PREMISES

Mobile Signal Coverage Blackspot: NO

Parking: DRIVEWAY

#### 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: NO

Outstanding building works at the property: 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: B

EPC RATING: B

FH00009015 .NF.NF.17/09/2025.V.1



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Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**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



**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.