



Brookland Drive | Killingworth | NE12 6LT

Asking Price: £175,000

We are delighted to present this well-appointed end of terrace house, ideally situated in a sought-after location with convenient access to nearby schools—making it a superb option for families and professionals alike. Offering three well-proportioned bedrooms, the property comprises two comfortable double bedrooms and a further single bedroom. This versatile configuration provides ample space for a growing family or for those in need of a dedicated office or guest room. The home features a bright, welcoming reception room, perfect for family gatherings or entertaining guests. The accommodation also includes a well-laid-out kitchen, designed to meet the needs of modern living. Further benefits include a single garage, providing secure off-street parking or useful additional storage. The property falls within Council Tax Band A, ensuring favourable annual rates. Set in a highly regarded area, residents are within easy reach of a variety of local amenities and excellent schooling options. The transport links surrounding the property offer ease of access to nearby towns and the wider region. This property represents a fantastic opportunity to acquire a family home in a desirable location, with comfortable and practical living spaces. Viewings are highly recommended to fully appreciate everything this home has to offer. Contact us today to arrange your visit.

ROOK
MATTHEWS
SAYER



End-Terrace

Sought after location

Three bedrooms

EPC: TBC

Close to schools

Council tax band:

Garage

Tenure: Freehold

For any more information regarding the property please contact us today

PROPERTY DESCRIPTION:

ENTRANCE DOOR to

ENTRANCE PORCH:

LOUNGE: (front):

Radiator, double glazed window to front, staircase to first floor

KITCHEN: (rear):

Fitted wall and base units with work surfaces incorporating; a one and a half bowl sink unit with mixer tap, built in electric oven, electric hob, extractor hood, space for dishwasher, space for washing machine, space for fridge freezer, storage cupboard, double glazed window to rear, UPVC double glazed door to rear garden.

FIRST FLOOR LANDING AREA: Loft access.

FAMILY BATHROOM: (rear):

Briefly comprising; low level W.C., 'L' shaped tiled bath with over head shower unit and shower screen, pedestal wash hand basin, double glazed frosted window to rear.

BEDROOM TWO: (rear):

Radiator, double glazed window to rear.

BEDROOM ONE: (front):

Radiator, double glazed window to front.

BEDROOM THREE: (front):

Radiator, double glazed window to front.

EXTERNALLY:

Front- mainly lawned with hedged boundaries.

Rear- decked area, artificial grassed area, gate to rear, fenced boundaries.

GARAGE: Detached to the rear of the property.

T: 0191 2667788

foresthall@rmsestateagents.co.uk

**ROOK
MATTHEWS
SAYER**



PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: GAS CENTRAL

Broadband: FIBRE TO PREMISES

Mobile Signal Coverage Blackspot: NO

Parking: GARAGE & ON-STREET

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: A

EPC RATING: TBC

FH00009178 .NF.NF.12/09/2025.V.1



T: 0191 2667788

foresthall@rmsestateagents.co.uk

ROOK
MATTHEWS
SAYER



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.

