



Crumstone Court | Killingworth | NE12 6SZ

Offers in Excess of £285,000

Presented for sale is this impressive five-bedroom semi-detached house, situated in a highly sought-after location. Ideally suited for families, this property offers a comfortable and well-planned layout, complemented by excellent access to public transport links, reputable nearby schools, local amenities, picturesque parks, and scenic walking routes. The property features two reception rooms, providing flexibility for both relaxation and formal entertaining. One of these reception rooms enjoys direct access to the garden, seamlessly connecting the indoor and outdoor spaces and making it ideal for hosting family gatherings or enjoying quiet afternoons. The heart of the home is a well-appointed kitchen, designed to cater to modern family living. Upstairs, there are five thoughtfully arranged bedrooms, including three generous doubles and two singles, ensuring ample accommodation for family members, guests, or the option to create a home office or hobby room. The property benefits from a beautiful south-facing garden, offering plenty of sunshine throughout the day, perfect for outdoor dining, gardening, or children's playtime. This unique feature enhances the overall living experience, providing a private and tranquil retreat. With its blend of generous accommodation, prime location, and attractive outdoor space, this remarkable semi-detached house is not to be missed. Early viewing is highly recommended to fully appreciate all that this property has to offer.

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Semi-detached

Two receptions

Five bedrooms

EPC: TBC

Downstairs W.C.

Council tax band: B

South facing garden

Tenure: Freehold

For any more information regarding the property please contact us today

PROPERTY DESCRIPTION:

ENTRANCE DOOR to

ENTRANCE HALLWAY: staircase to the first floor, radiator, doors to:

LOUNGE: (front): 12'3 into alcoves x 14'3 at max point (3.73m x 4.34m)
Electric wall mounted fire, radiator, double glazed window to front, door to

RECEPTION/STUDY: (rear): 9'7 x 8'3 (2.92m x 2.52m)
Radiator, double glazed French doors to rear garden.

KITCHEN/DINING ROOM: (rear): 18'3 at max point x 12'0 at max point (5.56m x 3.66m)

Fitted wall and base units incorporating a one and a half bowl sink unit, gas hob, extractor hood, built in electric oven, integrated dishwasher, integrated fridge freezer, double glazed window to rear, double glazed French doors to rear garden.

UTILITY ROOM: 7'0 at max point x 8'6 at max point (2.13m x 2.59m)
Work surface, space for washing machine, space for tumble dryer.

DOWNSTAIRS W.C.: Low level W.C., pedestal wash hand basin, extractor fan.

GARAGE STORAGE AREA: 9'1 x 5'9 (2.77m x 1.75m)

FIRST FLOOR LANDING AREA: access to part boarded loft with ladder and light.

FAMILY BATHROOM: 7'7 x 5'3 (2.31m x 1.60m)
Briefly comprising; low level W.C., panelled bath with shower over, wash hand basin in vanity unit, under floor heating, heated towel rail, double glazed frosted window to rear.

BEDROOM ONE: (front): 11'8 x 10'5 (3.56m x 3.18m)
Radiator, double glazed window to front.

BEDROOM TWO: (front): 12'0 x 8'3 (3.66m x 2.52m)
Radiator, double glazed window to front.

BEDROOM THREE: (rear): 11'3 x 10'6 (3.43m x 3.20m)
Radiator, double glazed window to rear.

BEDROOM FOUR: (rear): 8'3 x 8'6 at max point (2.52m x 2.59m)
Radiator, double glazed window to rear,

BEDROOM FIVE: (front): 8'7 x 7'9 (2.62m x 2.36m)
Radiator, double glazed window to front.

EXTERNALLY: South facing rear garden, mainly lawned, raised decked area, shed, two mature trees with tree swing, fenced boundaries.

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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: Garage/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: 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.

