



Garth Twenty Seven | Killingworth | NE12 6AF

Asking Price: £139,995

Impressive end link, situated within a cul-de-sac with south facing garden to the rear. The property is suitable for a range of buyers seeking a comfortable and inviting home. To the ground floor there is an entrance hallway leading to spacious lounge and dining kitchen with garden access. Two double bedrooms to the first floor, bathroom and separate WC. Enclosed garden to the front with wrought iron boundaries and a good sized garden to the rear with lawned and decked areas. Situated close to local schools and all amenities. Do not miss the opportunity to make this delightful property your own.

ROOK
MATTHEWS
SAYER



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Impressive End Link

Sought after location

Two Double bedrooms

EPC: TBC

Well Appointed & Decorated

Council tax band: A

South Facing Rear Garden

Tenure: Freehold

For any more information regarding the property please contact us today

ENTRANCE DOOR to

ENTRANCE HALLWAY: staircase to the first floor, under stair cupboard, radiator.

LOUNGE: (rear) 13'3 into bay x 13'7) into alcoves (4.05m x 4.17m)
Generous family lounge with double glazed window overlooking garden, radiator

DINING KITCHEN: (front): 19'6 max x 10'4 max (5.97m x 3.16m)
Fitted wall and base units with work surfaces incorporating; single drainer sink unit with mixer tap. Integral dish washer, freestanding fridge freezer, electric cooker and washing machine included. Built in storage cupboard x 2. Part tiled walls, radiator. Double glazed French doors to the rear offering access to the garden and double glazed window to the front

FIRST FLOOR LANDING AREA: double glazed window, loft access, built in cupboard.:

BEDROOM ONE: (rear): 13'5 x 11'11, (3.99m x 3.07m), Double bedroom with wardrobes, double glazed window, radiator.

BEDROOM TWO: (rear): 13'1 x 10'1, (4.57m x 3.18m),
Double bedroom with wardrobes and radiator.

FAMILY BATHROOM: comprising of: bath with electric twin headed shower over and glass screen, wash hand basin set in vanity unit, tiled walls, heated towel rail, double glazed window to front.

SEPARATE WC: low level WC, double glazed window to the front.

EXTERNALLY: Enclosed garden to front with wrought iron boundaries and gravelled area. A sunny enclosed south facing enclosed garden to the rear with lawned and decked areas, ideal for al fresco entertaining. Garden shed and bin storage. Fenced boundaries.

T: 01912467788

foresthall@rmsestateagents.co.uk

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PRIMARY SERVICES SUPPLY

Electricity: "Mains

Water: "Mains

Sewerage: "Mains

Heating: "Mains

Broadband: "Cable

Mobile Signal Coverage Blackspot: No

Parking: 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,

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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Awaiting Floor Plan

Awaiting EPC

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 relation to this property.

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.

