



Greenhills | Killingworth | NE12 5BD

**£150,000**



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**Attractive Mid Link Property**

**Modern, Sought After Estate**

**Lounge with French Doors**

**Excellent Transport Links**

**Kitchen with Integrated Appliances**

**Two Generous Bedrooms**

**Landscaped Rear Garden**

**Driveway to Front**

**RMS** | Rook  
Matthews  
Sayer

## COMPOSITE ENTRANCE DOOR:

Leading to entrance hall with staircase to the first floor, radiator.

**LOUNGE:** (rear) 12'9 x 13'3, (3.89m x 4.04m), Generous lounge with double glazed window, French doors to opening to enclosed rear garden. Under stair cupboard, radiator, cornice to ceiling.

**KITCHEN:** (front): 10'4 x 6'5, (3.15m x 1.96m), Comprising base, wall and drawer units, worktops, integrated electric oven, gas hob, cooker hood, space for washing machine and fridge freezer. Part tiled walls, wall mounted combination boiler, radiator. Double glazed feature window to the front.

## FAMILY BATHROOM:

Comprising of: panelled bath, with mains shower over, low level w.c. part tiled walls, radiator, double glazed windows to the rear.

**BEDROOM ONE:** (front): 12'4 in to alcove x 10'7 plus wardrobes (3.76m in to alcove x 3.22m plus wardrobes), Double glazed window to front, radiator. Built in cupboard with shelving and fitted wardrobes with mirror fronted sliding door offering storage solutions.

**BEDROOM TWO:** (rear): 11'2 x 7'8 (3.40m x

2.33m), Double glazed window overlooking rear garden, radiator.

## EXTERNALLY:

To the rear there is an attractive landscaped garden with patio and lawned areas, gated access to the rear. Driveway to the front providing off street parking.

## PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: Cable

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.

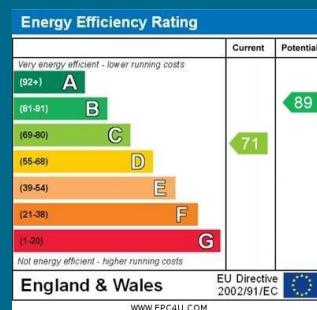
## TENURE

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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