



White Swan Close | Killingworth | NE12 6UG

**£200,000**

Welcome to this substantial end town house occupying a cul de sac position on White Swan Close in Killingworth.

Conveniently located within walking distance of a fantastic array of shops and amenities

As you step in to this charming home you are greeted with a welcoming entrance hall leading to useful guest w.c and the superb sized open plan dining kitchen with bi folding doors leading to the garden ideal for family gatherings. The property boasts a modern kitchen with ample storage and all necessary appliances for your culinary pursuits.

Heading upstairs, you will find a comfortable lounge ideal for relaxation and a versatile second bedroom. To the top floor there are two more delightful bedrooms, the master is not only spacious but also features built-in wardrobes for all your storage needs and with the added benefit of a modern en suite. The well-appointed family bathroom is also on this floor. Double width driveway providing excellent off-street parking to the front and enclosed garden to the rear. An excellent choice for first time buyers and families alike looking for generous accommodation in a well-connected neighbourhood.

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## Three Storey Town House

## Comfortable First Floor Lounge

## Fantastic Sized Accommodation

## En Suite and Ground Floor W.C.

## Three Bedrooms

## Gardens and Off Street Parking

## Large Open Plan Dining Kitchen

## Tenure: Freehold

### PROPERTY DESCRIPTION:

#### ENTRANCE DOOR: to

**HALLWAY:** Staircase to first floor landing, radiator, doors to downstairs W.C. and Kitchen.

**DOWNSTAIRS CLOAKS/W.C.:** Low level W.C., pedestal wash hand basin, radiator.

**OPEN PLAN KITCHEN/DINING ROOM:** 'L Shaped' 24'4 x 14'3 (7.42m x 4.34m)

Fitted wall and base units with work surfaces incorporating; single drainer stainless steel sink unit with mixer tap, built in gas hob, built in electric oven, extractor hood, integrated fridge/freezer, integrated dishwasher, space for washing machine, space for tumble dryer, unit housing combination boiler, part tiled walls, two double radiators, Bi-Fold doors to rear garden.

#### FIRST FLOOR LANDING:

Double glazed window to front, radiator.

**LOUNGE:** (first floor): 'L Shaped' 14'4 x 13'0 (4.37m x 3.96m)

Double glazed window to rear, radiator.

**BEDROOM TWO:** (first floor): 11'5 x 8'2 (3.48m x 2.48m)

Double glazed window to front, radiator.

#### SECOND FLOOR LANDING:

Built in cupboard, airing cupboard.

**BEDROOM ONE:** 11'2 x 10'1 plus robes (3.40m x 3.07m)

Double glazed window to rear, mirror fronted sliding door wardrobes, radiator, access to roof space.

**ENSUITE:** Briefly comprising; Low level W.C., pedestal wash hand basin, step in shower cubicle with mains powered shower unit, extractor fan, radiator, double glazed Velux window.

**BEDROOM THREE:** 12'9 x 7'9 (3.89m x 2.36m)

Double glazed window to front, radiator.

#### FAMILY BATHROOM:

White three piece suite briefly comprising; Low level W.C., panelled bath, pedestal wash hand basin, part tiled walls, radiator, double glazed Velux window.

#### EXTERNALLY

**FRONT:** Double width driveway for off-street parking.

**REAR:** Gated access to front, mainly laid to lawn, patio area, garden shed, fenced boundaries.

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#### PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: GAS CENTRAL

Broadband: FIBRE TO CABINET

Mobile Signal Coverage Blackspot: NO

Parking: DOUBLE 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

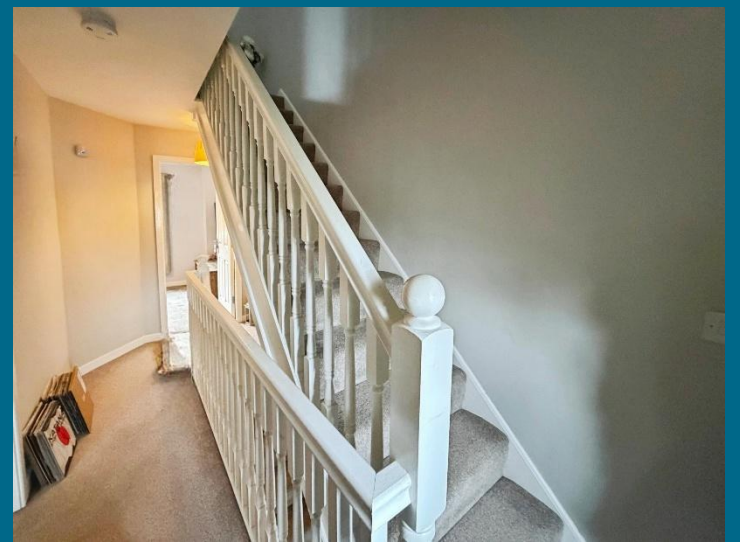
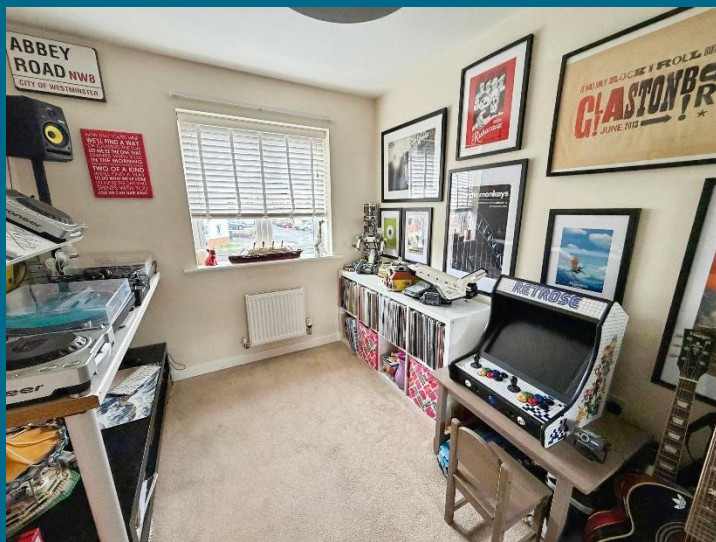
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

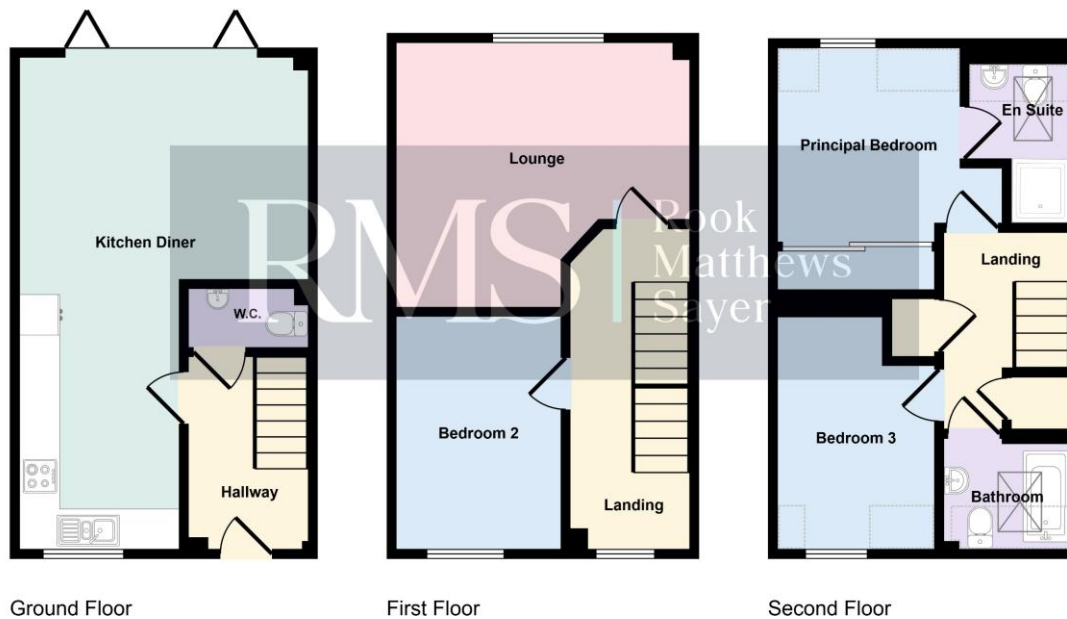
#### COUNCIL TAX BAND: C


#### EPC RATING: C

FH00009306 .GO.NF.16/02/2026.V.1







 Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		