



The Paddock, Killingworth NE12 6HF

£210,000

Presenting a charming detached bungalow offering an excellent opportunity for those seeking single level living on a sought after residential development. Superbly positioned close to a vast range of amenities and with easy access to excellent public transport and road links.

As you step inside the hallway connects to the main living spaces including a bright open plan lounge with dining area featuring full length windows to the front incorporating French doors, filling the room with natural light. From here the kitchen is accessed fitted with attractive wall and base units , integrated oven and hob and space for additional appliances. Two good proportioned bedrooms overlook the rear garden with the well appointed family bathroom completing the accommodation . The bungalow enjoys a lawned area to the front with extensive block paved double length driveway leading to detached garage and enclosed rear garden.

A perfect retirement purchase with a practical layout situated in a well connected neighbourhood and with benefit of No Onward Chain, early inspection is considered a must to secure.

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Detached Bungalow

Enclosed Rear Garden

Sought After Location

Garage & Driveway

Two Bedrooms

No Onward Chain

Generous Lounge Dining

Freehold Upon Completion

DOUBLE GLAZED ENTRANCE DOOR TO:

Entrance hall, radiator, door to generous lounge

LOUNGE: (front): 18'6" x 10'2", (5.64m x 3.10m), A comfortable lounge diner with double-glazed full-length windows to the front incorporating French doors flooding the room light. Feature fireplace with wood surround, marble effect inset and hearth and electric fire. Double radiator x 2 spotlights to ceiling and coving, radiator, door to kitchen.

KITCHEN: (front): 8'7" x 7'1" 2.62m x 2.16m), Incorporating a range of stylish base, wall and drawer units, single drainer sink unit, integrated electric oven and hob, cooker hood. Space for washing machine and fridge freezer, part tiled walls and spotlights to ceiling. Wall mounted combi boiler. Double glazed window to front and double glazed door to the side,

FAMILY BATHROOM:

Well-appointed bathroom with part tiled walls, comprising of pedestal wash hand basin, low level w.c, panelled bath with mains shower over allowing for flexible bathing options to suit both preferences. Radiator and double-glazed frosted window to side.

BEDROOM ONE: (rear): 10'4" x 10'2", (3.15m x 3.10m)

With views overlooking the rear garden an ideal retreat for relaxation. Radiator and access to roof space.

BEDROOM TWO: (rear): 10'4" x 7'11" (3.15m x 2.41m)

Double glazed window to rear, radiator.

EXTERNALLY: An extensive double length block paved driveway to the front leading to garage with up and over door. The rear garden is enclosed with patio and lawned area beyond a lovely place to unwind or to entertain guests

GARAGE:

Detached to rear, up and over door.

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PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: ADSL

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.

AGENTS NOTE

Enter any Agents Notes here that are provided by FCP via Jira e.g probate disclaimer.

If you require any further information on this, please contact us.

RESTRICTIONS AND RIGHTS

Listed: No

Conservation Area: No

Known safety risks at property (asbestos etc...): NO

BUILDING WORKS

Any known planning permissions or proposals in the immediate locality:

Outstanding building works at the property:

ACCESSIBILITY

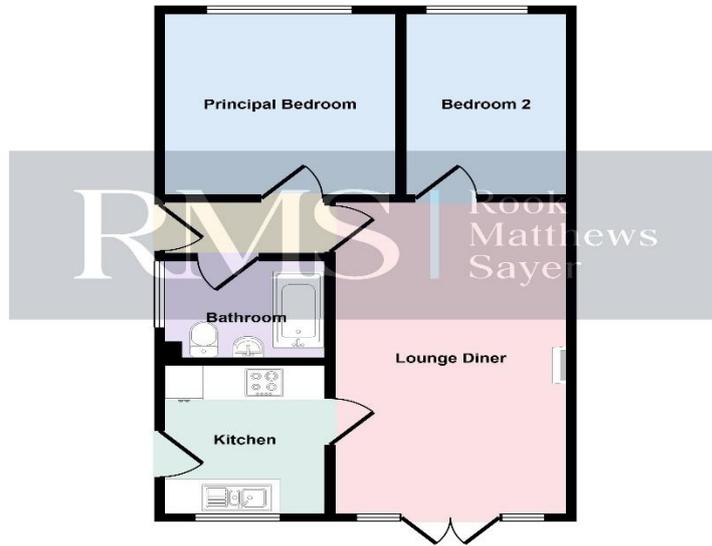
This property has No accessibility adaptations:

TENURE

Freehold – It is understood that this property will be freehold upon completion 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**

FH00009186/GO/GO/12 .02.26 V1.



Floorplan

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		
69-80	C	71 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.

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