



Culloden Walk | Killingworth | NE12 6QD

£225,000

Welcome to this stunning mid terrace located on the highly regarded Culloden Walk, Garth Sixteen in Killingworth. The property has been thoughtfully modernized to an extremely high standard ensuring that no expense has been spared in creating a comfortable, immaculate home. Step in to the generous porch extension which leads to the tastefully designed entrance hall that sets the tone for refined and modern living. A spacious beautifully presented lounge ideal for relaxation has a bay window to the front flooding the room with natural light and boasts a striking electric fireplace. The heart of the home is undoubtedly the refitted 'Wren' dining kitchen with fully integrated appliances and French doors to the rear garden, ideal for culinary pursuits, family gatherings and social occasions.

Upstairs is equally impressive with three bedrooms the master comes complete with both sleek fitted wardrobes and furniture creating excellent storage solutions. The refurbished shower room is beautifully designed and appointed with a large walk-in shower offering a serene retreat.

Outside you will find recently landscaped low maintenance gardens to front and rear, both block-paved with a southerly aspect perfect for enjoying the outdoors and al fresco dining. There is also a detached garage with a recently installed up and over door and roof replacement.

Located within easy reach of The White Swan shopping centre with its plethora of shops and amenities, schools and transport links. We feel demand will be high so an early viewing is essential to secure this exceptional home.

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Exceptional Mid Terrace

Refitted Kitchen with Integral Appliances

Refurbished Luxurious Shower Room

Gardens to Front & Rear

Detached Garage

Freehold

EPC: TBC

Council Tax: B

ENTRANCE PORCH: The welcoming entrance porch features double glazed windows to the side and front, a wall light, and a composite door leading into the hallway.

ENTRANCE HALLWAY: Tastefully presented entrance hallway with double radiator, staircase to the first floor, and useful under-stair storage cupboard.

LOUNGE: 13'8 x 12'2, (4.16m x 3.70m) plus bay window. A stylish and beautifully presented living room featuring an elegant electric feature fireplace, double radiator, two wall lights, and a double-glazed bay window to the front allowing plenty of natural light.

OPEN-PLAN KITCHEN / DINING ROOM: 18'2 x 8'5, (5.53m x 2.56m). The stunning refitted kitchen is fitted with a contemporary range of wall and base units incorporating a single drainer sink unit, built-in double electric oven, gas hob with extractor hood, and integrated fridge freezer, washing machine, and dishwasher. The dining area enjoys a double-glazed window and elegant French doors to the rear garden, creating the perfect space for everyday family living and entertaining.

FIRST FLOOR LANDING AREA: Featuring an airing cupboard housing the combination boiler, along with access to the loft space.

BEDROOM ONE: 10'5 x 11'7, (3.17m x 3.53m) plus wardrobes. The impressive principal bedroom benefits from stylish fitted wardrobes and bedroom furniture, a radiator, and a double-glazed window to the front elevation.

BEDROOM TWO: 11'6 x 9'8, (3.50m x 2.94m). A well-proportioned second bedroom featuring a radiator and a double-glazed window overlooking the rear garden.

BEDROOM THREE: 7'9 x 8'5, (2.36m x 2.56m). A versatile third bedroom with radiator and double-glazed window to the front.

SHOWER ROOM: Comprising of a walk-in twin-headed mains shower enclosure, wash hand basin set within a vanity unit, low level WC, and a contemporary feature radiator with mirror. Finished with UPVC ceiling spotlights and a double-glazed frosted window to the rear.

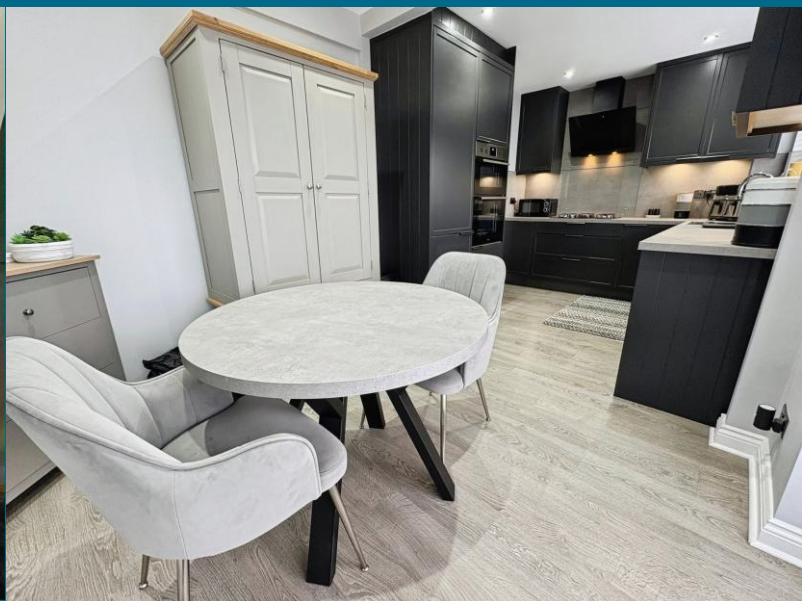
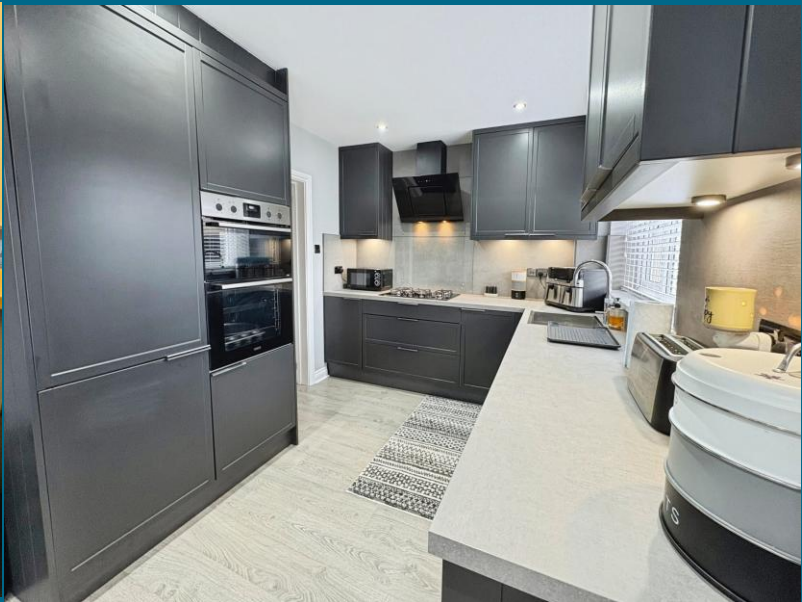
EXTERNALLY: To the front of the property is a block paved garden with fenced boundaries. The attractive low-maintenance rear garden enjoys a southerly aspect and is also block paved, making it ideal for outdoor dining and entertaining. Additional features include fenced boundaries, gated rear access, a shed, and external water supply.

GARAGE: Detached garage located to the rear providing convenient off-street parking, complete with recently replaced roof, up-and-over door, and fitted shelving for additional storage.

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PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains Gas
Broadband: Fibre To Premises
Mobile Signal Coverage Blackspot: No
Parking: Garage/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, 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
Any flood defences at the property: NO
Coastal Erosion Risk: LOW
Known safety risks at property (asbestos etc...): NO

BUILDING WORKS

Any known planning permissions or proposals in the immediate locality: TBC
Outstanding building works at the property: NO

ACCESSIBILITY

This property has no accessibility adaptations.

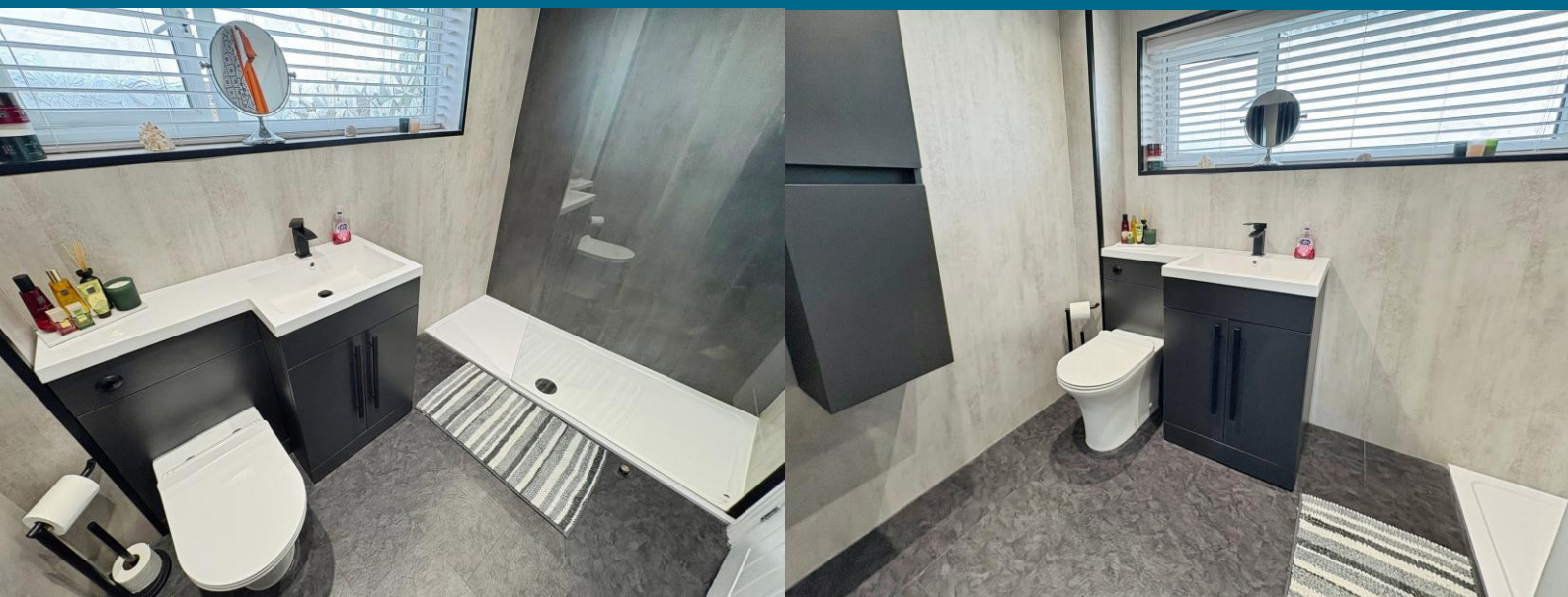
TENURE

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

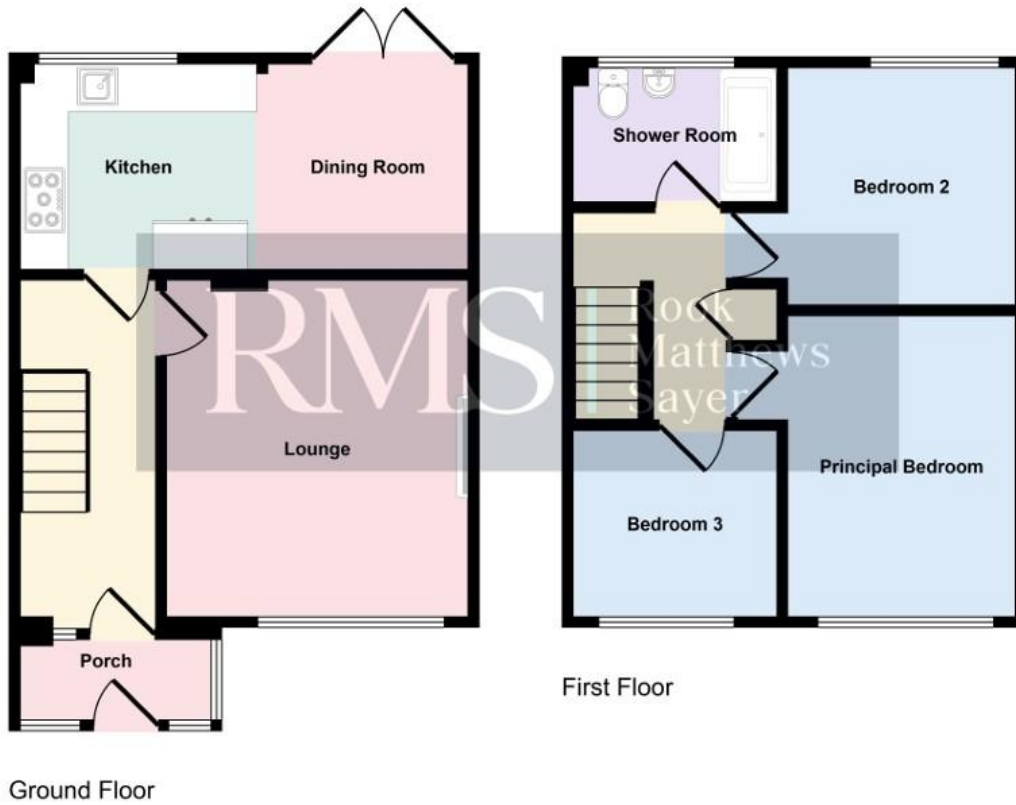
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EPC RATING TBC

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