



Bolam Road | Killingworth | NE12 6YQ

Offers in Excess of £160,000

A fantastic opportunity to acquire this superb mid link property offering a perfect combination of style, space and convenience making it an attractive choice for young professionals, couples or families alike. Situated in Killingworth within close proximity for local schools, public transport links and a plethora of amenities. With delightful well stocked gardens to both front and rear offering the perfect space for al fresco dining, relaxation and entertaining.

The property itself comprising entrance lobby with access to the first floor, door to the welcoming lounge with full length large window to the front flooding the room with natural light. This gives access to the bright and airy dining kitchen well designed and appointed with breakfast bar and French doors creating a perfect indoor-outdoor flow. To first floor you will find three well-proportioned bedrooms and a lovely modern family bathroom. With the added benefit of a garage to nearby block and No Upper Chain we advise an early inspection of this gorgeous home to avoid disappointment.

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Superb Mid Link

Sought After Development

Garage To Separate Block

EPC: C

Well Appointed & Decorated

Gardens To Front & Rear

Freehold

Council Tax Band: B

ENTRANCE HALLWAY: Accessed via a composite entrance door, the welcoming hallway provides access to the principal ground floor accommodation.

LOUNGE: 11'4x 16'1, (3.45m x 4.90m). A bright and spacious reception room featuring a full-length double-glazed window, an attractive wall-mounted electric fire, coving to the ceiling, wall light points, and a double radiator.

DINING KITCHEN: 19'6 x 10'1, (5.94m x 3.07m). A fantastic open-plan dining kitchen, ideal for modern family living and entertaining. The kitchen is fitted with a range of wall and base units incorporating a single drainer sink unit and breakfast bar. There is an electric cooker point together with space for a washing machine and fridge freezer. Additional features include partially tiled walls, a dado rail, a double radiator, a double-glazed window overlooking the rear, and double-glazed French doors opening onto the rear garden.

FIRST FLOOR LANDING AREA: With a built-in storage cupboard and access to the loft space, the landing provides access to all first-floor accommodation.

BEDROOM ONE: 10'9 x 10'3, (3.27m x 3.12m). The principal bedroom features a built-in double wardrobe, a double-glazed window to the front, and a radiator.

BEDROOM TWO: 13'0 x 7'9, (3.96m x 2.36m). A well-proportioned second bedroom offering a built-in storage cupboard, a double-glazed window overlooking the rear garden, and a radiator.

BEDROOM THREE: 9'0 x 8'0, (2.74m x 2.43m). The third bedroom benefits from a double-glazed window to the front and a radiator.

FAMILY BATHROOM: Fitted with a modern white suite comprising a panelled bath with mains shower over and glazed screen, pedestal wash hand basin, and low-level WC. Additional features include a heated towel rail, recessed ceiling spotlights, and a double-glazed window to the rear.

EXTERNALLY: To the rear is an enclosed garden designed for ease of maintenance, featuring a raised decked seating area, patio, and gravelled section with attractive shrub borders. The garden also benefits from an external water supply, making it ideal for outdoor entertaining and gardening.

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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

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

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved, if you require any further information on this, please contact us.

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: NO

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: C

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Ground Floor

First Floor

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		85 B
69-80	C	69 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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