



The Paddock | Killingworth | NE12 6HH

**£125,000**

Presenting a spacious two-bedroom mid link home perfect for first time buyers and downsizers alike. Situated within close proximity to Killingworth with its wealth of shops, variety of schools, excellent transport links and amenities.

The ground floor features a welcoming entrance lobby leading to a comfortable lounge flooded with natural light from the full height window, ideal for relaxing or entertaining. To the rear a spacious dining kitchen provides ample room for cooking and family meals, with French doors giving access to the rear garden. Upstairs the first floor comprises two well-proportioned bedrooms and a modern bathroom suite with a shower over the bath offering both style and convenience. Externally you will find a lawned area to the front which is pedestrianised and an enclosed low maintenance garden to the rear with decked and lawned areas ideal for al fresco dining.

Offered with No Onward Chain and attractively priced, early inspection is highly recommended.

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**Mid Link Home**

**Enclosed Rear Garden**

**Sought After Development**

**EPC: D**

**Two Generous Bedrooms**

**Council Tax: A**

**Pedestrianised To Front**

**Freehold Upon Completion**

**ENTRANCE:** Double glazed door to lobby, door to lounge.

**LOUNGE:** (front): 14'2 x 11'5, (4.32m x 3.48m), Double glazed window to front flooding the room with natural light. Staircase to first floor, double radiator x 2, cornice to ceiling, door to kitchen.

**BREAKFAST KITCHEN:** (rear): 11'5x 8'2 (3.48m x 2.48m), Fitted kitchen, incorporating a range of wall and base units and single drainer sink unit. Integrated double electric oven, gas hob and extractor hood. Spaces for washing machine, tumble dryer and fridge freezer. Useful under stair cupboard, double glazed window and double-glazed French doors leading to rear garden.

**FIRST FLOOR LANDING AREA:**

**Loft access,** we understand that the loft is partially boarded for storage purposes.

**FAMILY BATHROOM:**

Comprising white suite, panelled bath with mains twin headed shower over catering to both preferences, low level w.c. Part tiled walls, heated towel rail radiator. Built in cupboard housing combi boiler

**BEDROOM ONE:** (front): 11'5x 8' 9, (3.48m x 2.67m), Double glazed window to front, radiator.

**BEDROOM TWO:** (rear): 11'5 x 8'1, (3.48m x 2.46m), Double glazed window to the rear, double radiator.

**EXTERNALLY:** Pedestrianised to the front with a lawned area and planted borders.

To the rear you will find an enclosed garden with fenced boundaries, boasting decked and astro turf areas ideal for relaxing or entertaining. Paved walkway with gated access to the rear,

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### **PRIMARY SERVICES SUPPLY**

Electricity: MAINS  
Water: MAINS  
Sewerage: MAINS  
Heating: GAS MAINS  
Broadband: ADSL COPPER WIRE  
Mobile Signal Coverage Blackspot: NO  
Parking: NONE

### **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

### **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.

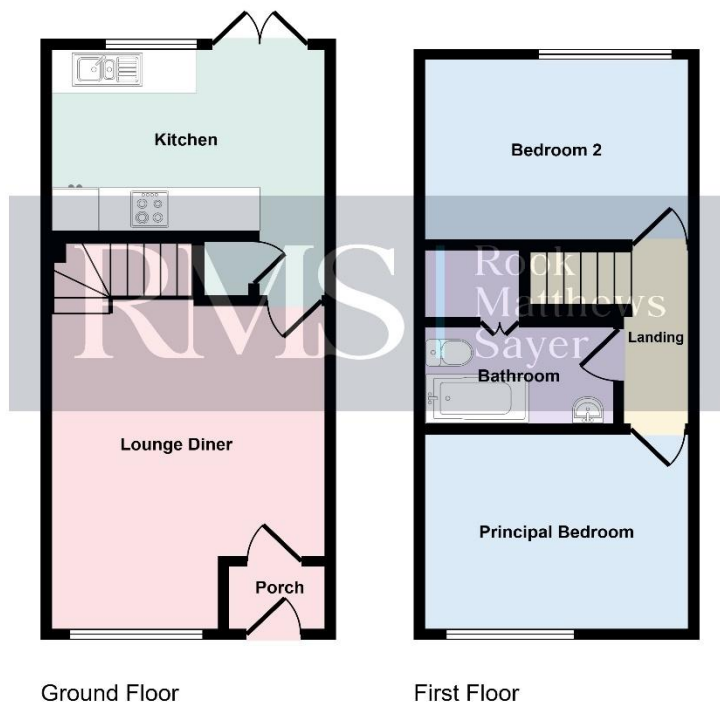
### **TENURE**

Freehold – The vendor has advised that the 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: A**

### **EPC RATING: D**

FH00009425/GO/GO/ 01/06/26 V1



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		89 B
69-80	C		
55-68	D	67 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.

