Kings Road | West Moor | NE12 7PH

£255,000

Presenting a beautiful, extended and redesigned semi detached offering spacious and well-balanced accommodation over three floors. Perfect for families or those seeking comfortable modern living in a highly sought after location. Occupying a secluded position in a small cul de sac the entrance hallway opens to a welcoming lounge with bow window to the front, this leads to the stylish refitted open plan dining kitchen fitted with a good range of wall and base units and breakfast bar, ideal for entertaining or informal family meals. An archway leads to the gorgeous sun lounge to the rear which has views over the manicured rear garden which has a degree of privacy, enclosed with lawn and patio, perfect for al fresco dining.

Upstairs you will find a generous landing leading to two well-proportioned double bedrooms and a modern family bathroom comprising of bath with shower over catering to both preferences. A further staircase takes you to the generous principal bedroom, a peaceful retreat with velux windows to both front and rear flooding the room with natural light and benefits from storage to the eaves.

storage to the eaves, externally to the front there is a driveway leading to the detached garage with roller door, light and power and storage to the eaves. The front garden has both hedged and walled boundaries with lawn and raised planter. Gated access to the side leads to the secluded garden to the rear.

Kings Road is well placed in the highly sought after West Moor offering easy access to a good range of schools and the nearby facilities of Killlingworth and Forest Hall. The property also benefits from nearby public transport links with a regular bus service and excellent road links to Newcastle City Centre and beyond.

A fantastic family home waiting to be enjoyed. We feel demand will be high so an early inspection is recommended.

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Extended Semi Detached

Sun Lounge Extension

Secluded Corner Position

Gardens & Detached Garage

Three Generous Bedrooms

Freehold

Open Plan Dining Kitchen

Must Be Viewed

ENTRANCE HALLWAY:
Double glazed door to welcoming entrance hall, staircase to first floor, radiator.

LOUNGE: (front): 16'3 x 11'10 into alcove (4.95m x 4.09m),
Double glazed bow window to front, inglenook fireplace with wood mantle and tiled hearth, radiator, useful understairs cupboard

DINING KITCHEN: (rear): 14'4 x 8'06, (4.36m x 2.59m), Fabulous high gloss, re-fitted kitchen, incorporating a range of sleek and stylish base, wall and drawer units, contrasting worktops, and breakfast bar. Single stainless-steel sink. Integrated electric oven, hob, cooker hood and dishwasher. Space for washing machine and fridge freezer. Part tiled walls and spotlights to ceiling. Combination boiler concealed in unit. Open plan to Sun lounge.

SUN LOUNGE: 13'6 x 7'8, (4.11m x 2.33m), Gorgeous sun lounge with lovely views over the rear garden
Part panelled walls and dado rail. Double glazed windows to rear and side and double- g l a z e d French door out to the rear garden. Feature radiator, spotlights to ceiling spotlights to ceiling,

FIRST FLOOR LANDING AREA: double glazed window, large loft access with pull down ladders, we understand that the loft is partially boarded for storage purposes.

BEDROOM ONE (Top floor): (rear): 14'7 x 13'5 (4.45m x 4.09m) Two Velux windows to the rear, storage to eaves, radiator.

BEDROOM THREE: (First floor): (front): 8'8 x 11'0 (2.64m x 3.35m)
Double glazed window to front, radiator.

BEDROOM TWO: (First floor): (front): 14'6 x 13'5 max narrowing to 8'6 (4.42m x 4.09m x 2.59m)
Two double glazed windows to rear, coving to ceiling, radiator.

FAMILY BATHROOM: Low level W.C., pedestal wash hand basin, panelled bath with mains powered shower over, built in cupboard, extractor fan, tiled walls, tiled floor, double glazed window to front.

EXTERNALLY:

FRONT; Hedged and walled boundaries, paved walkway, lawned area, raised planters.

REAR; Fenced and hedged boundaries, mainly laid to lawn, patio area,

GARAGE
Detached to front, roller door, lights and power points, storage to eaves.

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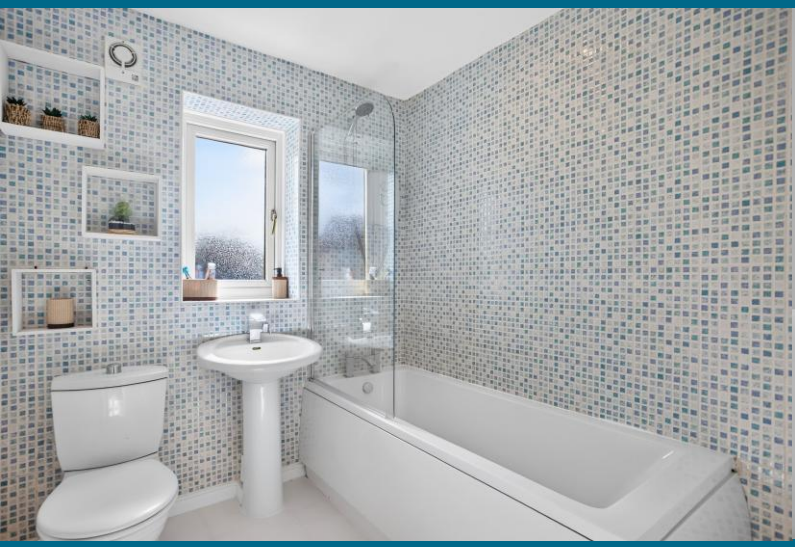

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PRIMARY SERVICES SUPPLY
Electricity: MAINS
Water: MAINS
Sewerage: MAINS
Heating: GAS CENTRAL
Broadband: FIBRE TO PREMISES
Mobile Signal Coverage Blackspot: NO
Parking: Garage/Driveway

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
Please note that a non-refundable AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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 / LOW RISK
Known safety risks at property (asbestos etc…): NOT AWARE OF ANY

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

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Ground Floor **First Floor** **Second Floor**

Total floor area 0.0 m² (0 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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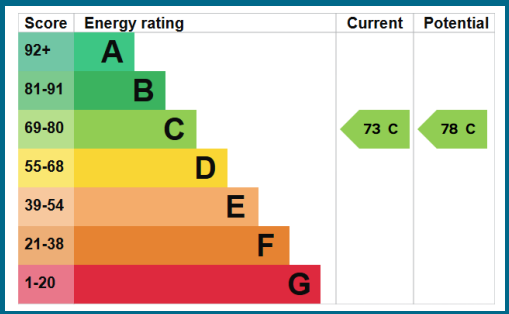

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Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

The Property Ombudsman

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