



## Edgemount Killingworth

- Semi Detached
- Shared Ownership
- Three Bedrooms
- Private Garden
- No Upper Chain

**£ 43,500 (25%)**



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ROOK  
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SAYER

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# Edgemount

## Killingworth

### PROPERTY DESCRIPTION

We are delighted to bring to market this semi-detached property, now available for sale on a shared ownership scheme (25%, 50% or 75%.) This well-maintained home is in good condition, ready for its next owners. With its strategic location, this property boasts easy access to public transport links, local schools, amenities, and green spaces, making it an ideal choice for families and couples.

The property offers a generous layout, comprising of three well-proportioned bedrooms, two reception rooms, and a well-appointed kitchen. The master bedroom is a spacious double room, offering plenty of space for relaxation. The second bedroom is also a double room, boasting ample space for furnishings. The third bedroom is a spacious single room, suitable for children or as a home office.

The heart of the home is the spacious living room, perfect for family gatherings or entertaining guests. The property also features a separate dining room, which provides access to a conservatory, creating a seamless flow between indoor and outdoor spaces. The kitchen offers views of the private garden, inviting the outside in, and access into the garage.

Further enhancing the attractiveness of this home are its unique features. It comes with a garage and off-street parking, solving all your parking needs. Enjoy the serenity of the private garden, ideal for summer barbecues or a quiet cup of coffee in the morning.

This property is available with no upper chain and is a shared ownership opportunity, offering a cost-effective route to homeownership. Don't miss out on this fantastic opportunity; contact us today to arrange a viewing.

Living Room: 14'00" x 12'06" - 4.27m x 3.81m

Dining Room: 9'10" x 7'04" - 2.99m x 2.24m

Kitchen: 9'10" x 8'00" - 2.99m x 2.44m

Conservatory: 9'06" x 9'00" - 2.90m x 2.74m

Bedroom One: 13'02" x 8'10" - 4.01m x 2.69m

Bedroom Two: 11'02" x 8'10" (max) - 3.40m x 2.69m

Bedroom Three: 8'00" x 6'07" - 2.44m x 2.00m

Bathroom: 7'00" x 6'11" - 2.13m x 2.11m

### PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS GAS

Broadband: FIBRE

Mobile Signal Coverage Blackspot: NO

Parking: DRIVEWAY OR GARAGE

### MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

### TENURE

Shared Ownership. It is understood that this property is Shared Ownership. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.

Share For Sale: 25%, 50% or 75%

Rent Payable on Remaining Share:

25% Share: £43,500 with rental of £316.92 up to September 2024 and £345.76 from September 2024

50% Share: £87,500 with rental of £211.28 up to September 2024 and £230.51 from September 2024

75% Share: £131,250 with rental of £105.64 up to September 2024 and £115.25 from September 2024

### COUNCIL TAX BAND: C

EPC RATING: D

FH00008718.SD.SD.17/6/24.V.1



**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.

16 Branches across the North-East

