



## Stamford Killingworth

- First Floor Flat
- Spacious Living
- Two Double Bedrooms
- Private Garden
- No Upper Chain

**£ 65,000**



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# Stamford

## Killingworth

### PROPERTY DESCRIPTION

This first floor flat has been neutrally decorated throughout, providing a calming and inviting atmosphere. The flat is composed of two spacious double bedrooms, one of which is the master bedroom. Both bedrooms offer plenty of room for comfort and relaxation.

The property also boasts a modern kitchen equipped with all necessary appliances. This provides a perfect environment for those who love to cook or simply enjoy a good meal. Adjacent to the kitchen, you will find a generously proportioned reception room. This space is flooded with natural light thanks to its large windows, creating an airy and bright ambiance.

The flat further benefits from a well-appointed bathroom featuring a shower-over-bath setup.

Unique to this property is a delightful garden, providing an excellent outdoor space for relaxation and entertaining.

The location of this flat is particularly advantageous. It is situated in close proximity to both public transport links and local amenities, making it an ideal home for those who value convenience.

Living Room: 14'06" x 10'09" - 4.42m x 3.28m  
Kitchen: 8'10" x 7'07" - 2.69m x 2.31m  
Bedroom One: 10'00" x 12'04" - 3.05m x 3.76m  
Bedroom Two: 10'01" x 8'10" - 3.07m x 2.69m  
Bathroom: 5'05" x 6'03" - 1.65m x 1.91m

### PRIMARY SERVICES SUPPLY

Electricity: MAINS  
Water: MAINS  
Sewerage: MAINS  
Heating: MAINS GAS  
Broadband: SATELLITE  
Mobile Signal Coverage Blackspot: NO  
Parking: ON STREET

### 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

Leasehold. It is understood that this property is leasehold. 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.  
Length of Lease: 99 years from 1972

COUNCIL TAX BAND: A  
EPC RATING: C

FH00008727.SD.SD.19/6/24.V.1



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