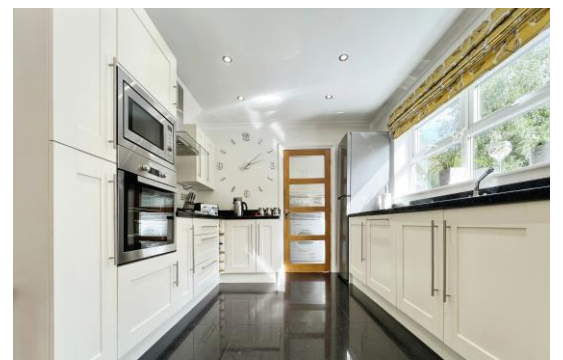




Hauxley Killingworth

- Detached
- Modern Décor Throughout
- Spacious Living
- Four Bedrooms
- FREEHOLD

£ 285,000 Offers Over



0191 266 7788
22 Station Road, Forest Hall, NE12 9AD

ROOK
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www.rookmatthewssayer.co.uk
foresthall@rmsestateagents.co.uk

Hauxley

Killingworth

PROPERTY DESCRIPTION

An immaculate detached property is on the market for sale, a perfect accommodation for families and couples alike. The house, located on the quiet cul-de-sac Hauxley, Killingworth, is nestled in a quiet location with easy access to public transport links, nearby schools, and local amenities, ensuring a perfect blend of privacy and convenience.

This exceptional property boasts four spacious bedrooms, each designed to offer a comfortable living space. The master bedroom is a spacious double room featuring an en-suite shower room, providing added privacy and convenience. It is further enhanced with built-in wardrobes, offering ample storage space. The other three bedrooms are also double rooms, with two of them being generous and having built-in wardrobes.

The main family bathroom is fitted with a rain shower over the bath and a heated towel rail, ensuring a luxurious bathing experience.

The heart of this home is the open-plan kitchen, well-equipped with modern appliances. It is flooded with natural light, creating a warm and inviting atmosphere. The kitchen also provides a dining space, perfect for family meals and entertaining guests. French doors open up onto a south-facing garden, offering a beautiful view and easy access to outdoor space. The kitchen also provides access to a WC and utility room, adding to its practicality. The reception room is a lovely space with a large bay window, providing a picturesque view and flooding the room with natural light. An added feature is the door access into the garage, providing convenience and security.

The unique features of this property, such as the open-plan design and the south-facing garden, make it a charming and desirable home.

Living Room: 16'07" (into bay) x 13'08" (max) - 5.05m x 4.17m

Dining Kitchen: 9'04" x 17'05" - 2.84m x 5.31m

Utility Room: 5'05" x 4'10" - 1.65m x 1.47m

W.C.

Bedroom One: 13'05" x 10'03" - 4.09m x 3.12m

En-suite: 2'11" x 6'02" - 0.88m x 1.88m

Bedroom Two: 11'10" x 8'07" - 3.61m x 2.62m

Bedroom Three: 10'11" x 8'08" - 3.33m x 2.64m

Bedroom Four: 9'06" x 6'08" x 2.90m x 2.03m

Bathroom: 5'06" x 6'05" - 1.68m x 1.96m

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS GAS

Broadband: FIBRE

Mobile Signal Coverage Blackspot: NO

Parking: GARAGE AND DRIVEWAY

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

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: D

EPC RATING: TBC

FH00008587.SD.SD.3/9/24.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.

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