



Killingworth Road South Gosforth

- Double fronted terraced house
- Excess 1100 sq ft floor area
- Generous gravelled garden
- 2 large reception room
- 2 double bedrooms
- Easy walking distance to South

Gosforth Metro

Offers Over **£ 195,000**

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ROOK
MATTHEWS
SAYER

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Killingworth Road, South Gosforth

A very well appointed traditional double fronted terraced house conveniently located within easy walking distance to South Gosforth Metro station, The Freeman hospital and Jesmond Dene. The property offers generous accommodation boasting in excess 1100 sq ft floor area. It comprises 2 large reception rooms to the ground floor together with WC and modern fully fitted kitchen. To the first floor are 2 double bedrooms together with a family bathroom with shower. Externally to the rear is a generous gravelled garden with gated access providing off street parking. The property also benefits from UPVC double glazing and gas fired central heating via combination boiler.

ENTRANCE DOOR LEADS TO:

ENTRANCE HALL

Double glazed entrance door, staircase to first floor.

W.C.

Double glazed window, low level WC, pedestal wash hand basin.

LOUNGE 15'1 x 11'5 (plus alcove) (4.60 x 3.48m)

Stripped and polished floor, radiator.

DINING ROOM 14'10 x 13'6 (into alcove) (4.52 x 4.11m)

Double glazed window to rear, stripped and polished floor, picture rail, coving to ceiling, radiator.

KITCHEN 10'3 x 8'9 (3.12 x 2.67m)

Fitted with a range of wall and base units, single drainer sink unit, built in electric oven, built in electric hood, wall mounted, double glazed window rear, double glazed door.

FIRST FLOOR LANDING

Double glazed window, access to roof space.

BEDROOM ONE 14'11 x 13'6 (into alcove) (4.55 x 4.11m)

Stripped and polished floor, coving to ceiling, picture rail, radiator.

BEDROOM TWO 12'2 x 14'11 (3.71 x 4.55m)

Double glazed window to front, stripped and polish floor, two radiators.

BATHROOM/W.C.

Three piece suite comprising: panelled bath with shower over, pedestal wash hand basin, low level WC, tiled floor, double glaze frosted windows.

REAR GARDEN

Mainly gravelled, garden shed, parking space for two cars.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: Off street parking in yard

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.

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: A

EPC RATING: E

GS00015415 .DJ.PC.11.12.24.V.2

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		

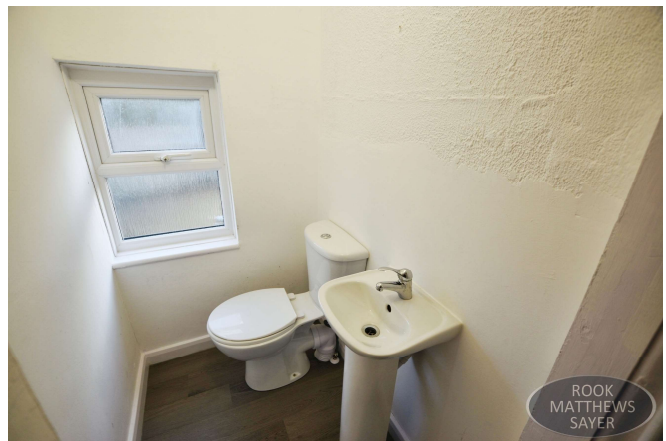
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