



Bannockburn Killingworth

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

£ 89,950 Offers Over



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Bannockburn

Killingworth

PROPERTY DESCRIPTION

Introducing to the market, this neutrally decorated, two-bedroom first floor flat for sale on Bannockburn, Killingworth. This property is ideally suited for couples and is conveniently located amidst public transport links, local amenities, and green spaces.

The first-floor accommodation comprises of two spacious double bedrooms, a refurbished bathroom, and a reception room. Noteworthy is the master bedroom, which is generously proportioned and comes with the added advantage of built-in built in cupboard, providing ample storage space. The second bedroom, also a double, is equally spacious and bathed in natural light.

The bathroom has been newly refurbished to high standards, complete with a heated towel rail, exuding a modern and luxurious feel. The reception room is the heart of the flat, showcasing large windows and wood floors that create a warm and inviting atmosphere, perfect for relaxing or entertaining guests.

Adding to the charm of this property are its unique features. The flat boasts a west-facing garden which bathes the property in natural light, especially during the late afternoon and evening. This is a rare find in flats and is sure to be a delightful space for outdoor relaxation or al fresco dining in the warmer months.

Additionally, this flat is being sold with no upper chain, providing an easier and quicker buying process for prospective owners. With its blend of comfort, modernity, and convenience, this property presents a fantastic opportunity for those looking to secure a home in a sought-after location.

Living Room: 14'07" x 10'10" - 4.45m x 3.30m

Kitchen: 8'11" x 7'09" - 2.72m x 2.36m

Bedroom One: 9'11" x 12'08" - 3.02m x 3.86m

Bedroom Two: 10'00" x 8'06" - 3.05m x 2.59m

Bathroom: 5'05" x 6'08" - 1.65m x 2.03m

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS GAS

Broadband: FIBRE

Mobile Signal Coverage Blackspot: NO

Parking: COMMUNAL

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: 189 years from 1972

COUNCIL TAX BAND: A

EPC RATING: TBC

FH00008698.SD.SD.12/6/24.V.Z



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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.

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