



Bolam Road Killingworth

- Mid-Terrace
- Three Bedrooms
- EPC: TBC
- Council Tax Band: B
- Tenure: Freehold

Asking Price: £160,000



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

ROOK
MATTHEWS
SAYER

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

Bolam Road

Killingworth

I am delighted to present this immaculate terraced house for sale. This splendid property boasts a series of unique features and is ideally suited for first-time buyers and families.

On the ground floor, you will be greeted by a spacious lounge which is ideal for relaxing and entertaining. Continuing on, you will find the breakfasting kitchen which is a bright, airy space filled with natural light, perfect for casual dining and morning coffee.

Moving upstairs, the property comprises three well-proportioned bedrooms, each offering ample space for storage and personalisation. There is also a modern bathroom that has been maintained to the highest standards.

One of the unique features of this terraced house is the garden. The outdoor space is well kept, offering a perfect spot for outdoor relaxation.

The house is located in a sought-after neighbourhood with excellent public transport links. Families will appreciate the close proximity to nearby schools, while everyday conveniences are catered for by the local amenities. For those who favour outdoor activities, the nearby parks, walking routes, and cycling routes offer a plethora of options.

In terms of council tax, the property falls within band B.

In summary, this is a fantastic opportunity to acquire an immaculate terraced house in a prime location.

Whether you're a first-time buyer or a growing family, this property offers something for everyone. Don't miss out on this opportunity.

ENTRANCE DOOR to

HALLWAY staircase to first floor landing

LOUNGE: 11'05 max x 16'01 max / 3.35m max x 4.88m max

BREAKFASTING KITCHEN: 19'08 at max point x 9'06 at max point / 5.79m at max point x 2.74m at max point

FIRST FLOOR LANDING

BATHROOM

BEDROOM ONE:

10'11 plus into wardrobe x 10'03 plus into recess / 3.33m plus into wardrobe x 3.05m plus recess

BEDROOM TWO:

7'11 plus into wardrobe x 10'02 plus recess / 2.41m plus into wardrobe x 3.05m plus recess

BEDROOM THREE: 8'00 max x 9'00 max / 2.44m max x 2.74m max

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: GAS CENTRAL

Broadband: CABLE

Mobile Signal Coverage Blackspot: NO

Parking: ON STREET

MINING (delete as appropriate)

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.

RESTRICTIONS AND RIGHTS

Listed? NO

Conservation Area? NO

Restrictions on property? NO

Easements, servitudes or wayleaves? NO

Public rights of way through the property? NO

RISKS

Flooding in last 5 years: NO

Risk of Flooding: ZONE 1

Known safety risks at property (asbestos etc...): NOT KNOWN

BUILDING WORKS

Any known planning permissions or proposals in the immediate locality: NO

Outstanding building works at the property: NO

ACCESSIBILITY

This property has no accessibility adaptations:

- E.g. Ramp access to front door
- E.g. Accessible handrail to side door
- E.g. Wet room to ground floor
- E.g. Lift access to first floor

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: B

EPC RATING: TBC

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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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