



West Wynd Killingworth

- Detached bungalow
- Three bedrooms
- EPC: TBC
- Council tax band: D
- Tenure: Leasehold- 999 years from 1988

Asking Price: £315,000



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West Wynd

Killingworth

We are delighted to bring to market this charming three-bedroom detached bungalow available for sale. Situated in a peaceful cul-de-sac location, the property boasts excellent public transport links, proximity to nearby schools, local amenities, and lovely parks, perfect for those leisurely Sunday walks.

This bungalow offers the perfect canvas to create your dream home. Comprising a spacious reception room that provides an ideal space for family gatherings or entertaining guests. The property also benefits from a kitchen that over looks the beautiful garden.

This property boasts three comfortable bedrooms, with an ensuite to the master bedroom providing ample space for a growing family or guests.

The property's unique feature is its garden, offering fantastic potential for those with green fingers to create an oasis of calm and tranquillity. It could also be an excellent opportunity for a family with children, providing a safe and secure environment for outdoor play.

Furthermore, the property falls within council tax band D, an added advantage to consider.

In summary, this is a fantastic opportunity to acquire a property with enormous potential, in a highly sought after and convenient location. We invite you to view and appreciate the potential this property has to offer.

ENTRANCE DOOR to

ENTRANCE HALL: 6'06 max x 8'10 into arch / 1.83m max x 2.69m into arch

LOUNGE through arch to: 11'10 max x 16'10 max / 3.61m max x 5.13m max

DINING ROOM: 9'01 max x 10'01 max / 2.74m max x 3.05m max

KITCHEN: 8'09 max x 10'07 max / 2.44m max x 3.05m max

BEDROOM ONE: 10'06 max x 13'02 plus into wardrobes / 3.05m max x 3.96m into wardrobes

ENSUITE

BEDROOM TWO: 10'07 x 9'00 / 3.05m x 2.74m

BEDROOM THREE: 10'01 x 6'07 / 3.05m x 1.83m

FAMILY BATHROOM: 7'08 max x 5'08 max / 2.13m max x 1.52m max

GARAGE: 19'00 x 8'06 / 5.79m x 2.44m

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: GAS CENTRAL

Broadband: ADSL – FIBRE AVAILABLE

Mobile Signal Coverage Blackspot: NO

Parking: DRIVEWAY & GARAGE

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.

RESTRICTIONS AND RIGHTS

Listed? NO

Conservation Area? NO

Restrictions on property? NOT AWARE OF ANY

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 AWARE OF ANY

ACCESSIBILITY

This property has accessibility adaptations:

- Accessible handrail to front door
- Accessible handrail for bath tub
- Accessible handrail in garage

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: 999 years from July 1988

Ground Rent: £17.50 every 6 months. Not aware of any increases.

Service Charge: None

COUNCIL TAX BAND: D

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.

16 Branches across the North-East



The Property
Ombudsman