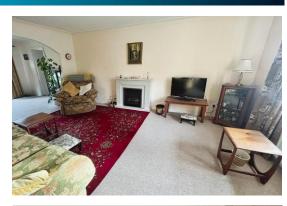


West Wynd Killingworth

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

Asking Price: £315,000







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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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 whateve

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

