



Broomlee Road

Killingworth

- Semi-detached
- Two bedrooms
- EPC: TBC
- Council tax band: A
- Tenure: Freehold

Asking Price: £170,000



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Killingworth

We are proud to present this semi-detached bungalow, now available for sale. This property, in need of renovation, offers a unique opportunity for a keen buyer to create their dream home. The property currently boasts two double bedrooms, bathroom, and fitted kitchen with ample dining space. There is also a spacious reception room with a picturesque view of the verdant garden.

The property's layout is a traditional semi-detached bungalow style. The bedrooms are generous double rooms, offering plenty of space and potential to be transformed into a comfortable, personalised retreat. The bathroom serves both bedrooms efficiently. The kitchen is designed with a dining area, perfect for family meals or entertaining guests.

The reception room is a notable feature of this property. Overlooking the garden, it offers a serene view and a calm atmosphere, providing an ideal space for relaxation or entertainment. The property also benefits from a single garage, offering additional storage or parking space.

Situated in a desirable location, the property has excellent public transport links and local amenities within easy reach. The nearby parks and walking routes offer plenty of leisure opportunities, making it an ideal location for those who enjoy outdoor activities. Despite needing renovation, this property has an abundance of potential and is a fantastic opportunity for buyers who are ready to put their stamp on a home.

Council tax is band A, making it an affordable option for potential homeowners. With a garden and a garage as unique features, this property offers a rare opportunity to purchase a semi-detached bungalow with significant potential.

ENTRANCE DOOR to

PORCH

LOUNGE: 16'5 x 12'9 (5.00m x 3.89m)

KITCHEN/DINING: 17'5 max x 8'5 max (5.31m x 2.57m)

BEDROOM ONE: 10'4 x 10'8 (3.15m x 3.25m)

BEDROOM TWO: 10'4 x 10'1 (3.15m x 3.07m)

BATHROOM: 5'4 x 7'5 (1.62m x 2.26m)

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: GAS CENTRAL

Broadband: NOT SURE

Mobile Signal Coverage Blackspot: NO

Parking: GARAGE & ONSTREET

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

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

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: A

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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