



## Flodden, Garth Sixteen Killingworth

This delightful link-detached property, is perfectly situated in a highly sought-after location. The residence is conveniently close to local amenities, including schools, making it the ideal home for families. Upon entering this charming property, you are greeted by a generous reception room that boasts access to a well-maintained garden. This space provides a welcoming environment for entertaining guests or enjoying a quiet evening with the family. The property is equipped with a bright and spacious kitchen that is bathed in natural light and looking out onto the rear garden. It offers ample space for preparing meals and dining, creating the perfect setting for family gatherings or casual dining. Briefly comprising; fitted wall and base units incorporating 1 and a half bowl sink unit with spray mixer tap, gas hob, extractor hood, built in electric oven. The utility room leading from the kitchen has ample space for fridge/freezer, washing machine and tumble dryer. The residence comprises three well-proportioned bedrooms. Two of these rooms are spacious double bedrooms, providing abundant space for personalisation. The third bedroom is a cosy single room that could also serve as a perfect study or home office. The property features a modern wet room, a practical and stylish choice that offers easy accessibility and a sleek aesthetic. Externally there is a sunny rear garden, garden to front with driveway leading up to the single integral garage. The house falls under the Council Tax Band C, a further advantage for families considering this property. This property offers a unique opportunity to acquire a family home in a desirable location. Its proximity to local schools and amenities not only adds convenience to daily life but also increases the potential for a worthwhile investment..

Offers in the region of: **£240,000**

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# Flodden, Garth Sixteen Killingworth



**ENTRANCE DOOR to**

**HALLWAY staircase to first floor**

**LOUNGE/DINING ROOM: 12'2 max point x 22'8 max point (3.71m x 6.91m)**

**KITCHEN: 10'3 into recess x 8'4 max (3.12m x 2.54m)**

**UTILITY: 7'6 x 6'11 (2.29m x 2.11m)**

**FIRST FLOOR LANDING**

**WETROOM/W.C: 8'9 x 5'3 (2.67m x 1.60m)**

**BEDROOM TWO: 11'9 into recess x 9'5 (3.58m x 2.87m)**

**BEDROOM ONE: 11'0 plus into robes x 11'9 into recess (3.35m x 3.58m)**

**BEDROOM THREE: 7'7 max x 8'5 max (2.31m x 2.57m)**

**GARAGE: 17'2 x 7'8 (5.23m x 2.33m)**



## **PRIMARY SERVICES SUPPLY**

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: DUCTED AIR SYSTEM

Broadband: UNSURE

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.

## **AGENTS NOTE**

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.



### RESTRICTIONS AND RIGHTS

Listed? 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...): NO

### BUILDING WORKS

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

Outstanding building works at the property: "YES / NO"

### ACCESSIBILITY

This property has the following accessibility adaptations:

Accessible handrail to front door

### 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 to G / N/A"

**EPC RATING:** "A to G"

FH00009020.NF.NF.09/04/2025.V.1





**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 whatever in relation to this property.

**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**

