



## 4 bed semi-detached house to buy in NE12

Glencoe, Killingworth, Newcastle upon Tyne, Tyne and Wear, NE12 6QB

**£265,000** Offers Over

 x4
  x1
  x1

Tenure

**Freehold**

Garage parking

## Property features

- ✓ Three/four bedroom semi-detached home
- ✓ Double glazing and gas central
- ✓ Well maintained, generous landscaped garden
- ✓ Close to local amenities, local schools and transport links
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: D
- ✓ Heating supply: Gas

## Description

For sale, an impressive semi-detached property boasting a prime location in the affluent neighbourhood of Killingworth, Newcastle upon Tyne. This residence, set within a peaceful community, offers an exceptional living experience seldom available.

The property unfolds over two spacious levels and comprises of three well-proportioned bedrooms, each benefitting from an abundance of natural light and neutral décor, offering the perfect canvas for your personal style. The bedrooms are serviced by a full family bathroom, fitted with modern fixtures and a well-kept bath suite.

On the ground floor, there is a generous reception room providing a comfortable space for relaxing and socialising with the feature of large windows enhancing the warm ambiance with plenty of natural sunlight. To the ground floor the property also benefits from a fourth bedroom/study room. The layout allows for flexible living, making it suitable for various needs.

The well-finished kitchen is the heart of this home, equipped with a range of contemporary units and ample workspace comes fully fitted with integrated appliances and benefits from a bright and airy orangery room. The patio doors open out onto a well-maintained garden, despite its suburban setting the property offers a surprisingly spacious exterior, with a well-maintained garden for the residents' enjoyment.

Additional benefits of this delightful home include off-street parking facilities, garage, gas central heating and double glazed windows throughout.

Situated in Killingworth with excellent schooling, shopping, and public transport links nearby, this property would be an ideal purchase for families or professionals.

Viewing is highly recommended to truly appreciate the space and quality this property has to offer. We look forward to welcoming you to your potential new home in Killingworth, Newcastle upon Tyne.

Council Tax Band: B

Tenure: Freehold

Price: Offers Over £265,000

Property Type: Semi-detached house

Parking: Garage

Heating: Gas

## External



## Entrance porch

## Living room

5.30m x 4.30m (17'4" x 14'1")



## Bedroom four/study

4.20m x 2.00m (13'9" x 6'6")



## Kitchen/dining area

7.90m x 2.50m (25'11" x 8'2")



## Orangery

5.30m x 3.90m (17'4" x 12'9")



## Additional kitchen/dining room



## Bedroom one

3.20m x 2.90m (10'5" x 9'6")



## Bedroom two

3.00m x 2.80m (9'10" x 9'2")



## Bedroom three

2.60m x 2.30m (8'6" x 7'6")



## Family bathroom



## Rear gardens




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## Additional rear garden





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	63	68
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

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