



## 3 bed terraced house to buy in

Ashley Close, Killingworth, Newcastle upon Tyne, Tyne and Wear, NE12 6GD

**£205,000** Offers Over

 x3  x1  x2

Tenure

**Freehold**

## Property features

-  Mid Terrace House
-  Three Bedrooms
-  Two driveways and Single Garage
-  EPC Rating C
-  EPC Rating C

Garage parking

Garden

## Key Information

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

## Description

PATTINSONS are delighted to welcome to the market this beautifully presented three bedroom mid terraced house situated within the desirable Ashdown Manor Estate in Killingworth. The property is ideally located for access to all local amenities including the White Swan shopping centre which incorporates a Doctors, Dentist, Bus Station and a range of shops, it also has great links to all the local schools and good transport links to the A19 and all other surrounding areas. Killingworth also offers lots of open space including the local Wagonway bridlepaths and Killingworth lakes.

The property benefits from gas central heating and double glazing, the internal accommodation briefly comprises: Entrance hallway, lounge open through to dining room and kitchen, to the first floor there are three bedrooms and shower/WC. Externally the property has a pleasant garden to the rear, a driveway to the front of the property, a separate single garage with additional driveway.

Tenure: Freehold.

Council Tax Band: B

For further information please contact us: [forest.hall@pattinson.co.uk](mailto:forest.hall@pattinson.co.uk)

Council Tax Band: B

Tenure: Freehold

Price: Offers Over £205,000

Property Type: Terraced House

USPs: Garden

Parking: Garage

Heating: Gas

## External

Driveway to front.



## Entrance Hallway

Entrance door leading to hallway with central heating radiator and laminate flooring. Carpeted stairs to first floor.



## Lounge

4.35m x 3.57m (14'3" x 11'8")

Double glazed window to front elevation. Feature fireplace with electric fire. Central heating radiator and laminate flooring.



## Dining Room

3.23m x 2.60m (10'7" x 8'6")

Double glazed french doors leading to rear garden. Storage cupboard. Central heating radiator and laminate flooring.



## Kitchen

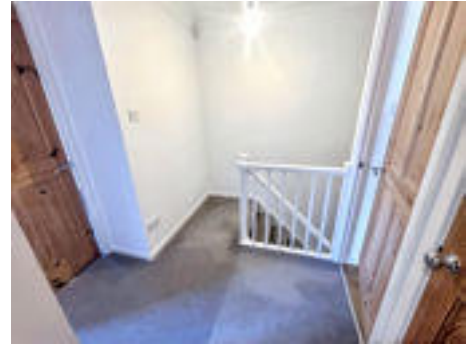
3.15m x 1.95m (10'4" x 6'4")

Double glazed window to rear elevation. Fitted with a modern range of white wall and base units with roll top work surfaces and tiled splashbacks, integrated appliances to include: fridge freezer, washing machine, electric oven with gas hob and extractor hood, microwave oven and slimline wine cooler. Stainless steel sink unit and drainer. Ceiling spotlights and laminate flooring.



## Spacious Landing

Spacious landing with storage cupboard, carpeted flooring and loft access. Loft access has pull down ladders and loft is boarded for storage.



## Bedroom One

3.87m x 3.47m (12'8" x 11'4")

Double glazed window to front elevation, Fitted wardrobes and drawers. Central heating radiator, ceiling spotlights and laminate flooring.



## Bedroom Two

2.81m x 2.27m (9'2" x 7'5")

Double glazed window to rear elevation. Central heating radiator and carpeted flooring.



## Bedroom Three

2.35m x 2.24m (7'8" x 7'4")

Double glazed window to rear elevation. Central heating radiator and carpeted flooring.



## Bathroom

1.92m x 1.91m (6'3" x 6'3")

Corner shower cubicle, low level WC and wash hand basin on vanity unit. Grey anthracite heated towel rail, PVC wall panels, ceiling spotlights and laminate flooring.

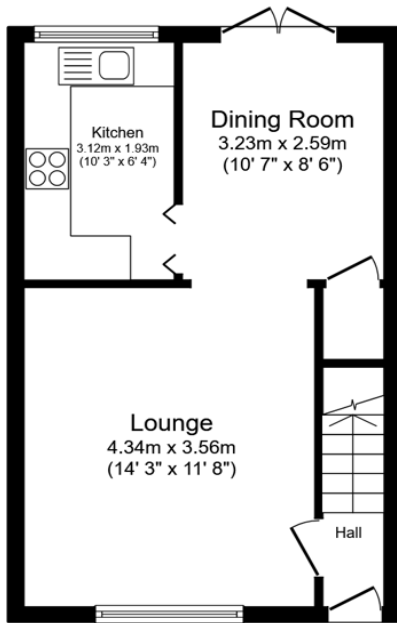


## Rear Garden

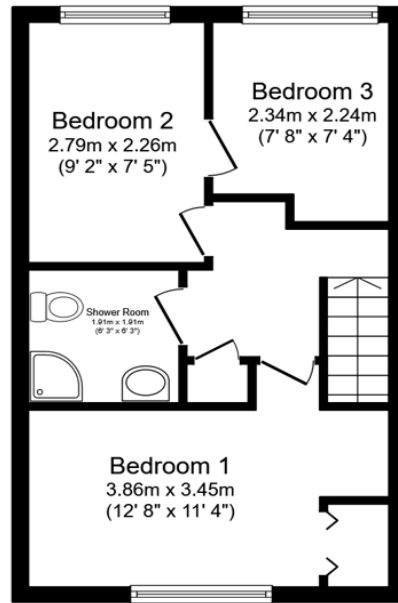
## Single Garage

Driveway and garage.





**Ground Floor**  
Floor area 35.5 sq.m. (382 sq.ft.)



**First Floor**  
Floor area 35.5 sq.m. (382 sq.ft.)

Total floor area: 70.9 sq.m. (764 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		88
(69-80) <b>C</b>	75	
(55-68) <b>D</b>		
(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

Ashley Close, Killingworth, Newcastle upon Tyne, Tyne and Wear, NE12 6GD

Contact your local branch today for more information on this property:

**134 High Street, Peterborough, Cambridgeshire, PE2 8DP, [www.mandairs.co.uk](http://www.mandairs.co.uk)**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

