



### 3 bed end of terrace house to buy in NE12

Garth Twentyfour, Killingworth, Newcastle upon Tyne, Tyne and Wear, NE12 6HW

**£160,000** Offers Over

 x3  x2  x1

Tenure

**Freehold**

On Street parking

### Property features

- ✓ Three Bedrooms
- ✓ End Of Terrace Property
- ✓ West Facing Rear Garden
- ✓ Close to Local Amenities and Transport Links
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: ADSL copper wire
- ✓ Mobile signal: Good

## Description

Appealing to a wide variety of buyers is this well presented three bedroom end terrace house which is ideally located close to good schools, shops and all local amenities.

Comprising; entrance hall, lounge, Kitchen/ diner with a good range of wall and base units, complimenting work surfaces, built in gas hob and double electric oven, stainless steel one and a half sink with mixer tap, tiled splashback, integrated fridge freezer, integrated dishwasher, integrated washing machine, space for dining table, UPVC double glazed French doors leading to the rear garden and radiator. To the first floor there are three bedrooms and four piece shower/WC.

Externally to the rear is a West facing private garden mainly laid to lawn with paved area, shed and fenced boundaries incorporating gate to the side lane.

The property benefits from gas central heating, UPVC double glazing and driveway.

Virtual tour available at link below:

<https://tours.pattinson.co.uk/tour/1ga1g295cd>

Please call our Forest Hall office for more information or to book your viewing.

Council Tax Band: A

Tenure: Freehold

Price: Offers Over £160,000

Property Type: End of terrace house

Parking: On Street

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire, Cable, FTTC (fibre to the cabinet), FTTP (fibre to the premises)

Mobile signal coverage: Good

## Front External



## Entrance Hall

With doors off to the lounge, kitchen/diner, ground floor WC, stairs to the first floor and useful storage cupboards.

## Lounge

*4.44m x 4.14m (14'6" x 13'6")*

UPVC double glazed French doors leading to the rear garden, electric fire set into feature surround, UPVC double glazed window and radiator.



## Kitchen/Diner

*6.20m x 2.59m (20'4" x 8'5")*

With a good range of wall and base units, complimenting work surfaces, built in gas hob and double electric oven, stainless steel one and a half sink with mixer tap, tiled splashback, integrated fridge freezer, integrated dishwasher, integrated washing machine, space for dining table, UPVC double glazed French doors leading to the rear garden and radiator.



## Ground Floor WC

*1.17m x 1.08m (3'10" x 3'6")*

With low level WC, hand wash basin built into storage unit, partially tiled walls and UPVC double glazed window.



## First Floor Landing

With doors off to the bedrooms and bathroom/WC.

## Bedroom One

4.29m x 2.70m (14'0" x 8'10")

UPVC double glazed window to the rear and radiator.



## Bedroom Two

4.27m x 2.62m (14'0" x 8'7")

UPVC double glazed window to the rear and radiator.



## Bedroom Three

3.13m x 1.66m (10'3" x 5'5")

UPVC double glazed window to the rear and radiator.



## Shower Room/WC

3.09m x 1.78m (10'1" x 5'10")

White three piece shower room/WC comprising; corner shower cubicle, hand wash basin in vanity unit, low level WC, part tiled walls, UPVC double glazed window and heated towel rail.

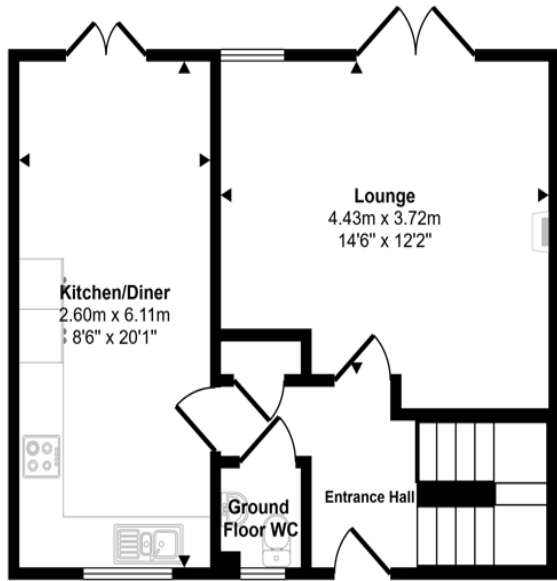


## Rear Garden

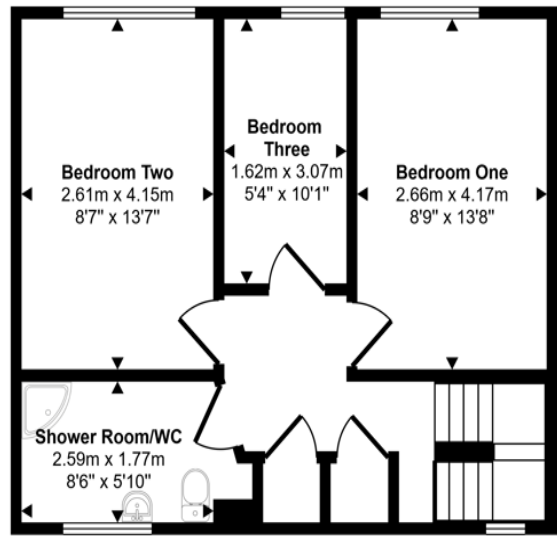
West facing private rear garden mainly laid to lawn with paved patio area, shed and fenced boundaries incorporating gate to rear lane.



Approx Gross Internal Area  
87 sq m / 934 sq ft



Ground Floor  
Approx 43 sq m / 468 sq ft



First Floor  
Approx 43 sq m / 466 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

| Energy Efficiency Rating                           |                            |           |
|--|----------------------------|-----------|
|  | Current                    | Potential |
| <i>Very energy efficient - lower running costs</i> |                            |           |
| (92-100) <b>A</b>                                  |                            |           |
| (81-91) <b>B</b>                                   |                            | 83        |
| (69-80) <b>C</b>                                   | 69                         |           |
| (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<br>2002/91/EC |           |

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

**1A Brackenthwaite, Leicester, Leicestershire, LE4 7GA, <https://laxmanrealestate.com/contact>**

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