



## 2 bed terraced house to buy in

Swindale Drive, Killingworth, Newcastle upon Tyne, Tyne and Wear, NE12 6QU

# £140,000

 x 2  x 1  x 1

Tenure

**Freehold**

Off Street parking

## Property features

- ✓ Non-standard construction
- ✓ Bright conservatory overlooking the garden
- ✓ Modern fitted kitchen
- ✓ Convenient ground-floor WC
- ✓ 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: FTTP (fibre to the premises)
- ✓ Mobile signal: Good

## Arrange a viewing

Donna Briggs  
Branch Manager  
Forest Hall

0191 2150677  
forest.hall@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

Pattinson Estate Agents are delighted to welcome to the market this well-presented two-bedroom home, pleasantly positioned along a pedestrianised walkway on the popular Swindale Drive in Killingworth.

The property offers spacious and versatile accommodation throughout, beginning with a welcoming entrance hall and a comfortable living room featuring a modern fireplace and access into the bright conservatory. There is also a separate dining room, fitted kitchen and convenient ground-floor WC. The rear entrance porch provides access to a useful attached storage room.

To the first floor are two well-proportioned bedrooms, including a generous main bedroom with extensive fitted wardrobes, alongside the family bathroom.

Externally, the property benefits from an enclosed front garden, providing a more private approach away from passing traffic. To the rear is a low-maintenance garden with paved and gravelled areas, gated access and off-street parking.

Swindale Drive is conveniently located for a wide range of amenities, including local shops, schools and leisure facilities. Killingworth Shopping Centre is within easy reach, while regular public transport services and nearby road links provide convenient access to Newcastle city centre, the surrounding coastal areas and neighbouring towns. The location also offers access to nearby parks and green spaces, making it a practical choice for a range of buyers.

Please note: The property is of non-standard construction.

Early viewing is highly recommended to appreciate the accommodation on offer. To arrange your viewing, please contact Pattinson Estate Agents, Forest Hall, on 0191 215 0677 or email forest.hall@pattinson.co.uk.

Council Tax Band: A

Tenure: Freehold

Price: £140,000

Property Type: Terraced House

Parking: Off Street

Roofing type: Concrete roof 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: Yes

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: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good

## External

The property is pleasantly positioned along a pedestrianised walkway, providing a more private approach away from passing traffic. An enclosed front garden and gated pathway lead to the main entrance.



## Entrance Hall

A welcoming entrance hallway with carpeted flooring, staircase leading to the first floor and access to the ground-floor accommodation.



## Living Room

*3.15m x 3.61m (10'4" x 11'10")*

A comfortable and well-proportioned living room featuring carpeted flooring, a modern feature fireplace and ample space for lounge furniture. Sliding patio doors open into the conservatory, allowing plenty of natural light into the room.



## Conservatory

*2.88m x 2.78m (9'5" x 9'1")*

A bright and versatile additional reception space overlooking the rear garden, with windows to multiple aspects and a door providing direct access outside. Ideal as a sitting room, garden room or home office.



## Kitchen

*2.20m x 3.17m (7'2" x 10'4")*

A fitted kitchen offering a range of modern wall and base units with complementary work surfaces. Features include an integrated oven, gas hob with extractor above, inset sink, space and plumbing for a washing machine, and additional appliance space. A window provides natural light.



## Dining Room

2.42m x 3.83m (7'11" x 12'6")

A separate dining room with space for a family dining table and chairs, carpeted flooring and access through to the adjoining accommodation.



## Downstairs WC

1.35m x 1.01m (4'5" x 3'3")

Fitted with a low-level WC and wash hand basin, complemented by tiled walls and flooring. A window provides natural light and ventilation.



## Rear Porch

1.31m x 1.73m (4'3" x 5'8")

Rear entrance porch provides a practical and welcoming entry into the property. To the left is a useful attached storage room, ideal for household items, gardening equipment or additional storage, while a door to the right leads directly into the dining room.



## Garden

Externally, the property benefits from enclosed front and rear gardens, with the rear offering paved and gravelled areas, mature planting and gated access. There is also off-street parking to the rear.



## Landing

A bright landing area providing access to the bedrooms and family bathroom, with useful space for additional storage.



## Bedroom 1

3.54m x 3.43m (11'7" x 11'3")

A generously sized double bedroom with carpeted flooring, a window providing natural light and an extensive range of fitted wardrobes and drawer storage.



## Bedroom 2

3.44m x 2.80m (11'3" x 9'2")

A well-proportioned bedroom with carpeted flooring, a window providing natural light and ample space for bedroom furniture.



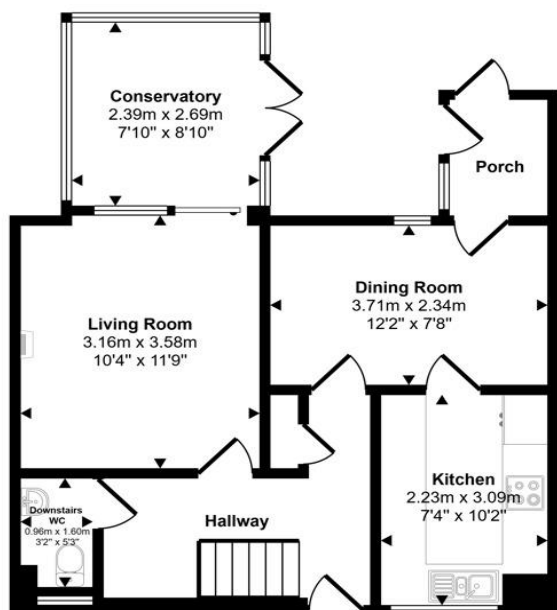
## Bathroom

3.22m x 1.93m (10'6" x 6'3")

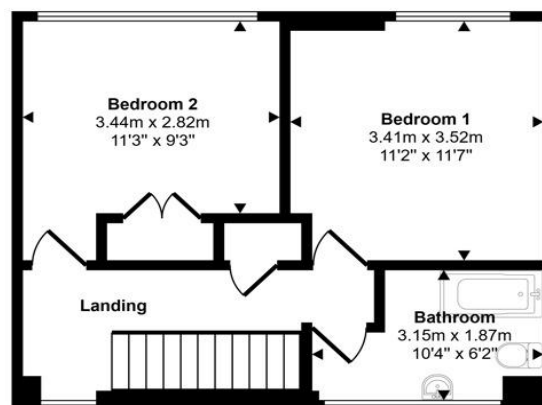
Fitted with a three-piece suite comprising a panelled bath with shower above, low-level WC and wash hand basin. Finished with tiled walls, a decorative tiled border and a window providing natural light and ventilation.



Approx Gross Internal Area  
87 sq m / 937 sq ft



Ground Floor  
Approx 48 sq m / 518 sq ft



First Floor  
Approx 39 sq m / 419 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               |
| Very energy efficient - lower running costs |         |                         |
| (92-100) <b>A</b>                           |         |                         |
| (81-91) <b>B</b>                            |         | 88                      |
| (69-80) <b>C</b>                            | 76      |                         |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England, Scotland & Wales                   |         | EU Directive 2002/91/EC |

Swindale Drive, Killingworth, Newcastle upon Tyne, Tyne and Wear, NE12 6QU

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

**17a Station Road North, Forest Hall, Newcastle Upon Tyne, Tyne & Wear, NE12 7AR, Tel: 0191 2150677, forest.hall@pattinson.co.uk, www.pattinson.co.uk**

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