



To buy

## 2 bed upper flat to buy in NE12

Newbury, Killingworth, Newcastle upon Tyne, Tyne and Wear, NE12 6PW

# £110,000

 x2  x1  x1

Tenure

**Leasehold**

On Street parking

## Property features

- ✓ Extended Lease – Not Common On The Estate
- ✓ Spacious Living Room With Excellent Natural Light
- ✓ Large Private Garden
- ✓ Popular Residential Location In Killingworth
- ✓ EPC Rating C

## Key Information

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

## Arrange a viewing

Donna Briggs  
Branch Manager  
Forest Hall

0191 2150677  
forest.hall@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

Pattinson are pleased to welcome to the sales market this well-presented two bedroom upper flat, ideally situated on Newbury, Killingworth. The property is perfectly located close to Killingworth Shopping Centre, local schools and offers excellent transport links to Newcastle City Centre and the coast, making it an ideal purchase for first time buyers, downsizers or investors alike.

The accommodation briefly comprises a bright and spacious living room with a large window allowing plenty of natural light to fill the space, creating a warm and welcoming feel. The kitchen is generously sized and fitted with an integrated hob and oven, offering ample space for additional appliances.

Both bedrooms are well proportioned. The principal bedroom is particularly spacious and benefits from a large window and built-in storage cupboard. The second bedroom is also a good size and enjoys excellent natural light. The bathroom is fitted with a three-piece suite comprising a bath with shower over, wash hand basin and WC.

Externally, the property boasts a large private garden — a fantastic feature for an upper flat — providing excellent outdoor space for relaxing or entertaining.

Further benefits include no ground rent or service charges, making this an attractive and low-cost option for both homeowners and investors.

Decorated throughout in neutral tones, the property offers ready-to-move-into accommodation in a highly convenient location.

Early viewing is highly recommended.

To arrange a viewing please contact the Forest Hall branch on 0191 215 0677 or email [Forest.hall@pattinson.co.uk](mailto:Forest.hall@pattinson.co.uk)

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 137

Price: £110,000

Property Type: Upper Flat

Parking: On Street

Heating: Gas

## External



## Living Room

3.29m x 4.47m (10'9" x 14'7")

Bright and spacious reception room with a large window allowing plenty of natural light.



## Kitchen

2.59m x 2.34m (8'5" x 7'8")

A modern, well-maintained kitchen fitted with a range of wall and base units offering ample storage. Features include an integrated gas hob with extractor hood over and electric oven, with washing machine and fridge freezer included within the tenancy. Finished with contemporary tiled splashbacks and generous worktop space, along with a large window above the sink providing natural light.



## Bathroom

1.97m x 1.65m (6'5" x 5'4")

Fitted with a three-piece suite comprising panelled bath with shower over, wash hand basin and WC. Clean and neutrally presented.



## Bedroom 1

3.81m x 3.05m (12'6" x 10'0")

A spacious principal bedroom with large window and built-in storage cupboard. Offers ample room for a double bed and additional furnishings.



## Bedroom 2

3.24m x 2.69m (10'7" x 8'9")

A good-sized second bedroom with large window, suitable as a guest room, home office or additional double bedroom.



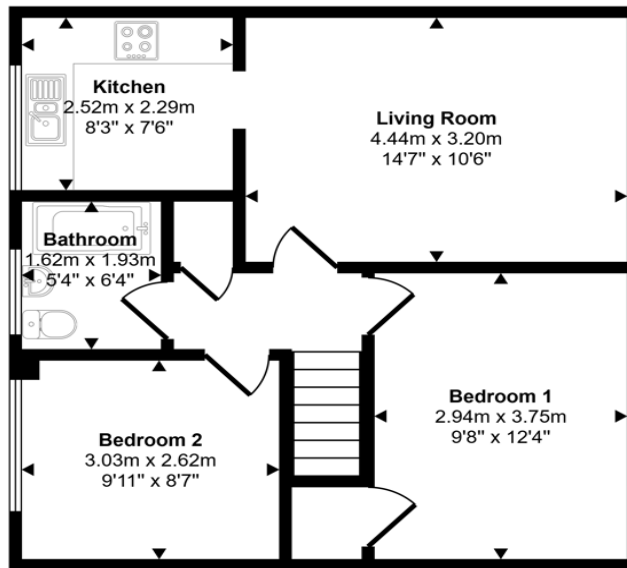
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## Garden

Externally, the property benefits from a spacious private garden which can be viewed from the kitchen window. The garden is enclosed with fencing, offering a good degree of privacy, and is mainly laid to lawn with a paved area and a concrete base suitable for a shed or additional outdoor storage. There is also convenient gated access located near the front door.



Approx Gross Internal Area  
51 sq m / 544 sq ft



Floorplan

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>		
(69-80) <b>C</b>	75	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	

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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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