

3 bed semi-detached house to buy in NE12

Crumstone Court, Killingworth, Newcastle upon Tyne, Tyne and Wear, NE12 6SZ

£190,000 Starting Bid

x 3 x 1 x 2

Tenure

Freehold

Driveway & Garage parking

Garden

Property features

- Three Bedroom Semi-Detached
- Driveway Parking for up to 3 Cars
- Integral Garage
- Spacious Rear Garden
- EPC Rating C

Key Information

- Council Tax: Band B
- EPC Rating: C
- Heating supply: Gas
- Electric supply: National Grid
- Water supply: Direct mains water
- Broadband: FTTC (fibre to the cabinet)
- Mobile signal: Good

Arrange a viewing

Donna Briggs
Branch Manager
Forest Hall

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- Flexible viewing slots
- Accompanied viewings

Description

Agents' comments: "We are delighted to bring to market this well-presented family home, with genuine scope to extend further to the rear and above the garage, subject to planning. Early viewing is highly recommended."

Pattinson Estate Agents are delighted to bring to market, by online auction, this three-bedroom semi-detached home, set within the popular Longmeadows development in Killingworth, North Tyneside. Bright and airy throughout thanks to its generous windows, the property benefits from gas central heating with radiators to every room and a South facing front garden.

A well-proportioned family home, the property benefits from a wide driveway providing off-street parking for up to three vehicles, leading to an integral garage, together with a generously sized rear garden offering plenty of scope for further improvement.

The layout of the accommodation on offer briefly comprises: entrance hall with staircase, lounge diner and fitted kitchen to the ground floor. To the first floor there is a landing, two double bedrooms, a third single bedroom, and a shower room. Externally there is a driveway, integral garage, and an enclosed rear garden, with further scope to extend above the garage and to the rear, subject to the necessary planning consents. The property benefits from gas central heating and uPVC double glazing throughout.

The property falls within the catchment for a number of well-regarded local primary schools, with George Stephenson High School providing secondary education (ages 11-18) in Killingworth itself; North Tyneside's schools are rated Good or Outstanding by Ofsted almost without exception. For healthcare, North Tyneside General Hospital in North Shields is around five miles away, with a GP surgery on-site at the nearby White Swan Centre. Everyday shopping and amenities are close by at Killingworth Centre, which has a supermarket, high street shops, cafes and takeaways, alongside the Lakeside leisure centre and swimming pool.

The property is well served by public transport: regular bus services run from Killingworth Bus Station into Newcastle city centre and across North Tyneside, and the nearest Tyne and Wear Metro station is Palmersville, on the Yellow Line, with direct links to Newcastle and the coast. Newcastle Central Station, with East Coast Main Line services to Edinburgh, London and beyond, is around six miles away, while Newcastle International Airport is under five miles from the property.

For further information please contact the Forest Hall team.

Telephone: 0191 723 0082 Branch: 17A Station Road North, Forest Hall, NE12 7AR

Website: www.pattinson.co.uk

Council Tax Band: B

Tenure: Freehold

Price: Starting Bid £190,000

Property Type: Semi-detached house

USPs: Garden

Parking: Driveway & Garage

Year built: 1972

Construction materials: Brick and block

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: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: Yes

Restrictions: No

Required access: Yes

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTC (fibre to the cabinet)

Mobile signal coverage: Good

Front of Property

A part-brick, part-weatherboard-clad semi-detached frontage with white uPVC windows and a composite front door with a stained-glass side panel. A driveway to the side provides parking for up to three vehicles alongside the integral garage, with a south- facing lawned area and established shrub planting to the front.



Lounge Diner

7.06m x 3.79m (23'1" x 12'5")

A generously proportioned, light and airy dual-aspect reception room with fitted carpet, a radiator, and a feature papered wall. A large picture window to the front overlooks the garden, with pendant ceiling lighting completing the space. There is room to arrange two sofas around a coffee table at the lounge end, with the dining end taking a table and six chairs.



Dining Area

Forming the far end of the lounge diner, this bright space benefits from its own window overlooking the rear garden. Pendant ceiling lighting and carpet flowing through from the lounge tie the two spaces together, and the room comfortably hosts a dining table and six chairs with room to spare.



Kitchen

2.63m x 3.68m (8'7" x 12'0")

A well-equipped fitted kitchen with gloss wall and base units, laminate worktops, and a stainless-steel splashback behind the freestanding gas hob and oven. A window above the sink overlooks the rear garden, and durable tile effect vinyl flooring makes this a practical, easy-to-maintain space. There is room for a freestanding fridge-freezer, plumbing for a washing machine, and a radiator.



Entrance Hall & Landing

A welcoming entrance hall with carpeted flooring, a radiator, and feature patterned wallpaper. A wrought-iron balustrade follows the staircase up to a carpeted landing with a further radiator, giving access to all three bedrooms, the shower room and the loft hatch, with a useful understairs cupboard for coats and storage.



Bedroom One

3.24m x 3.47m (10'7" x 11'4")

A bright, well-proportioned double bedroom with fitted carpet and a radiator beneath the window, which overlooks neighbouring rooftops. Fitted wardrobes with an integrated dressing table and mirror span one wall, and the room comfortably accommodates a double bed, a chest of drawers and a bedside table.



Bedroom Two

3.23m x 3.46m (10'7" x 11'4")

A second generous double bedroom with fitted carpet and a radiator, with a front-facing window overlooking neighbouring rooftops. Unlike bedroom one, this room has no fitted wardrobes, but there is ample floor space for a double bed, a freestanding wardrobe, a chest of drawers and a bedside table.



Bedroom Three

2.40m x 2.58m (7'10" x 8'5")

A single bedroom with fitted carpet, a radiator, and a bright feature wall, with a window overlooking the street. Well suited to a single bed, a small chest of drawers and a bedside table, it is equally adaptable as a home office, nursery, or hobby room.



Shower Room

2.36m x 1.60m (7'8" x 5'2")

A modern, fully re-fitted shower room with marble-effect wall panelling and a corner walk-in wet room style shower area with a thermostatically controlled shower. A wall-mounted wash basin, WC and a heated chrome towel rail complete the fittings, with a frosted window to the side elevation and non-slip flooring underfoot.



Garage

6.61m x 2.84m (21'8" x 9'3")

A full-length integral garage with an up-and-over door plus door to the kitchen and to the rear garden. There is power and light connected, and built-in shelving for tools and general storage. There is space for a workbench alongside secure parking, with scope to extend above, subject to the necessary planning consents and structural checks.

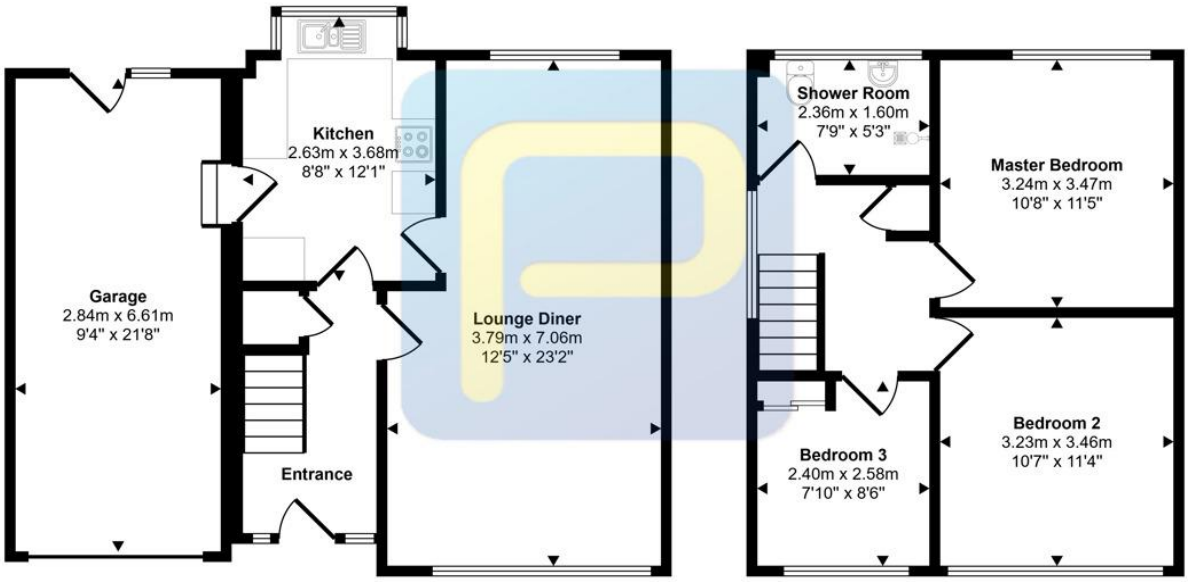


Rear Garden

A generously sized, enclosed rear garden laid mainly to lawn, bordered by
timber fencing and mature hedging for privacy, with well-stocked borders
and a greenhouse to one corner. The garden offers plenty of space for family use and relaxation, with further scope to extend into it, subject to the
necessary planning permission.



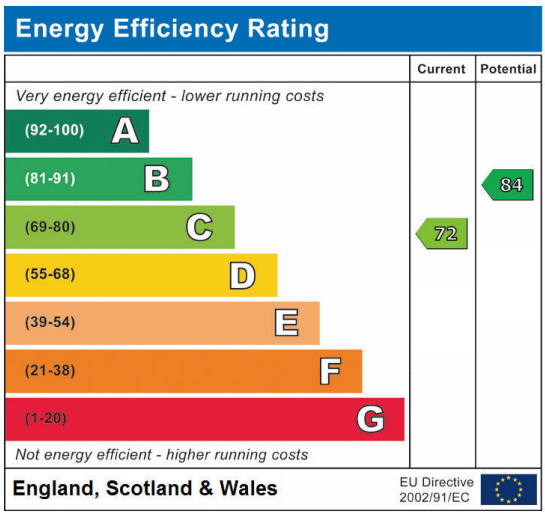
Approx Gross Internal Area
102 sq m / 1101 sq ft



Ground Floor
Approx 62 sq m / 662 sq ft

First Floor
Approx 41 sq m / 439 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.



Crumstone Court, Killingworth, Newcastle upon Tyne, Tyne and Wear, NE12 6SZ

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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