

Asking price of £259,950

Hauxley, Killingworth, NE12



- Detached house
- Gas central heating
- Driveway for 2-3 cars
- Sought after area
- Double glazing
- Single garage
- Bridlepath walks nearby
- Private rear garden
- EV charger

Noel Harris Residential Sales present this superbly situated three bedroomed detached house which is located at the upper end of the sought after Greenhills area of Killingworth. The house has a shaker style kitchen with solid wood worktops and the useful addition of a conservatory. Other attractions include double glazing, gas central heating and a driveway with room for two-three cars. Killingworth offers easy access to local shops, and the major centres of Tyneside are within easy reach. Hospitals at Cramlington, North Tyneside and Newcastle are all within reasonable commuting distance. The local schools are very popular and one of the many reasons people like the area. Council tax band C. Energy rating C. Freehold.

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Double glazed front door to :

Hallway

Radiator. Stairs up to first floor.

Living room

4.04m x 4.08m (13'3" x 13'5")

Radiator. Fire surround with living flame gas fire. TV point. Cupboard. Open plan to :

Dining room

2.34m x 2.78m (7'8" x 9'1")

Radiator. Doors to :

Conservatory

2.81m x 2.79m (9'3" x 9'2")

With upvc double glazed windows and patio doors opening into garden.

Kitchen

2.77m x 3.77m (9'1" x 12'4")

Radiator. Well fitted with a quality range of shaker style units with solid wood worktops. Belfast sink unit. Gas and electric cooker points. Real oak flooring. Integrated fridge and separate freezer. Door to :

Utility room

Plumbed for washer. Plumbed for dishwasher. Real oak flooring.

Ground floor WC

Radiator. Wash basin and WC. Real oak flooring.

First floor landing

Linen cupboard. Access to loft which is part boarded for storage and has fitted foldaway ladder.

Bathroom

Recently re-fitted with bath and shower over, wash basin and WC. UPVC ceiling with inset spotlights.

Master bedroom

2.77m x 3.05m (9'1" x 10'0")

Radiator. Robes. Door to :

En-suite

Chrome towel radiator. Wash hand basin in vanity unit. WC. Walk in shower. Tiled walls. Extractor fan. UPVC ceiling with spotlights.

Bedroom two

2.67m x 3.04m (8'9" x 9'12")

Radiator.

Bedroom three

1.80m x 2.28m (5'11" x 7'6")

Radiator. A smaller sized third bedroom ideal as a study or nursery. With fitted robe.

Outside

Generous driveway and lawned garden to front.

Garage

2.66m x 5.38m (8'9" x 17'8")

Up and over door. Electric car charging point.

Back garden

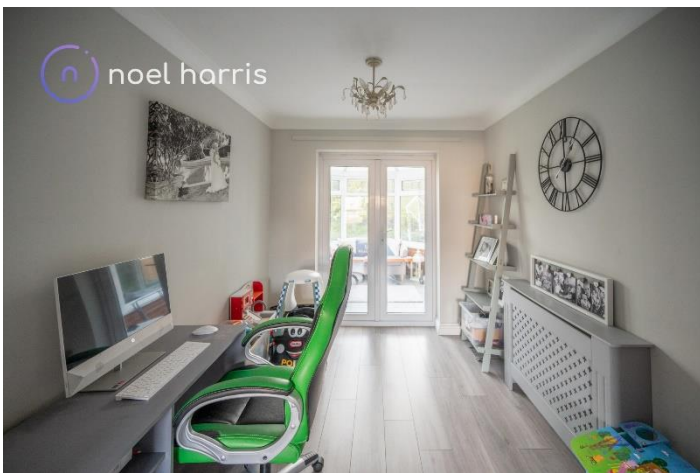
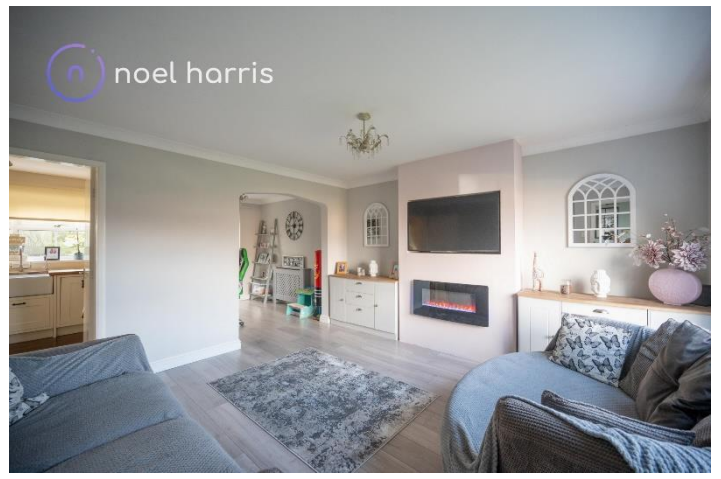
Good sized rear garden with patio, lawn and planted borders. Very private and not directly overlooked.

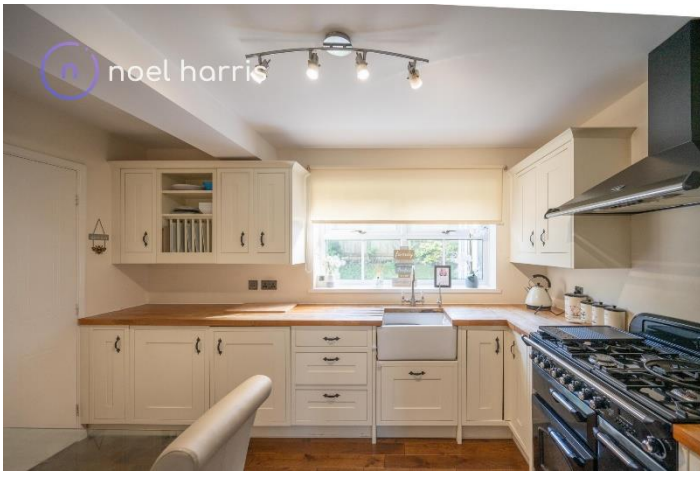
Agent's note regarding EPC

The Freehold of the property was purchased by the previous owner, this information must be confirmed by your solicitor prior to exchange of contracts.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		107
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



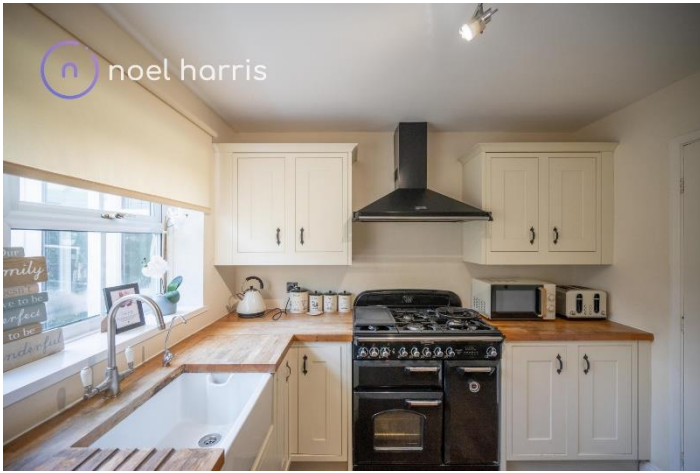




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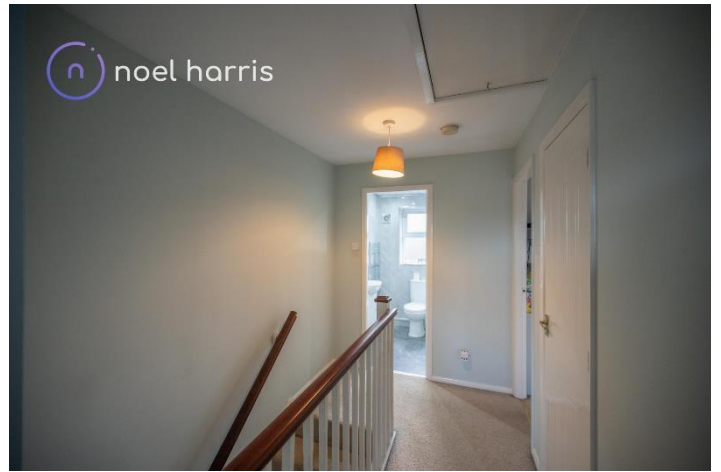
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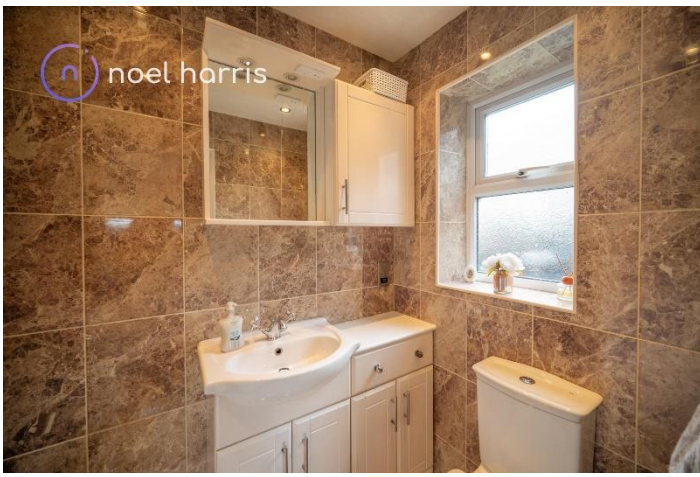
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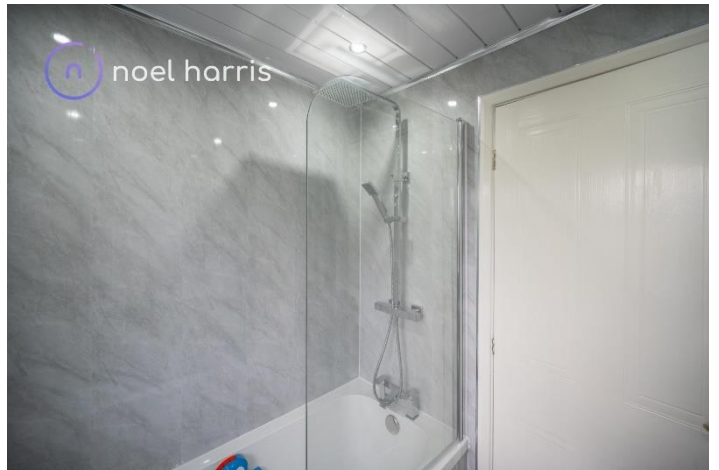
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Directions

Location



VIEWING BY APPOINTMENT WITH AGENTS NOEL HARRIS HOME SALES

Spaceworks, Benton Park Road, South Gosforth, Newcastle upon Tyne, Tyne and Wear, NE7 7LX T: 01914862029 E: noel@noelharris.co.uk W:
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Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

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Written quotations available on request. All loans secured on property. Life assurance is usually required.