



## 2 bed apartment to buy in NE12

Kielder Close, Killingworth, Newcastle upon Tyne, Tyne and Wear, NE12 6TE

# £110,000

🏠 x2 🚗 x1 🚲 x1

Tenure

**Leasehold**

Allocated parking

## Property features

- ✓ Sold with no upper chain
- ✓ Top floor apartment
- ✓ Two bedroom apartment
- ✓ Council Tax Band B
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: C
- ✓ Heating supply: Electric

## Description

For sale in the highly sought-after area of Killingworth, Newcastle upon Tyne, is this delightful two-bedroom top floor apartment. This property promises the perfect balance of modern living in a relaxed, suburban setting.

Inside, the dwelling boasts two generously sized bedrooms, providing ample personal space for a couple, small family, or professionals alike. The living accommodation is completed by a singular, spacious reception room. This area serves as an ideal place to unwind after a long day or to entertain guests over the weekend, making the apartment an inviting space that feels like home.

The property also features a well-appointed bathroom which is equipped with necessary fixtures. The overall layout of the apartment is thoughtfully planned and offers a comfortable and practical living space.

Located in Killingworth, this residence benefits from being a short distance away from local amenities, transport links, and bustling city life, whilst also offering the tranquillity of suburban life. This offers potential buyers the best of both worlds and reaffirms the property as a considerable option for those looking to purchase in the Newcastle upon Tyne area.

Viewings for this property are highly encouraged to fully appreciate the dimensions, location and potential it offers. Whether you're a first-time buyer, investor or looking to downsize, this stunning apartment in Killingworth could be precisely what you are searching for. Don't miss your opportunity to view this property.

At Pattinson Estate Agents, we are dedicated to providing our clients with a comprehensive service. Do not hesitate to get in touch with us for more information or to arrange a viewing.

Contact Pattinson Forest Hall on 0191 2150677 or via email [forest.hall@pattinson.co.uk](mailto:forest.hall@pattinson.co.uk)

Council Tax Band: B

Tenure: Leasehold

Annual Service Charge Amount: £1,461.00

Price: £110,000

Property Type: Apartment

Parking: Allocated

Heating: Electric

## Communal entrance

Externally the property offers allocated parking and visitor parking and secure communal entrance



## Entrance hall

The entrance hall provides two storage cupboards one housing the water tank, intercom for secure external door and doors leading to the kitchen, lounge, two bedrooms and bathroom

## Living room

*4.59m x 3.84m (15'0" x 12'7")*

The generous size lounge offers coving to the ceiling, tv point, telephone point and single glazed window to the rear elevation



## Kitchen

*3.42m x 2.45m (11'2" x 8'0")*

The kitchen offers a range of wall and base units, built in oven in tower storage, electric hob with chimney extractor hood and plumbing for a washing machine and single glazed window to the front elevation



## Bedroom one

*3.60m x 2.70m (11'9" x 8'10")*

Leading from the hall is bedroom one with single glazed window to the rear elevation, built in wardrobes.



## Bedroom two

3.43m x 2.90m (11'3" x 9'6")

The second bedroom leading from the hall offers a single glazed window to the front elevation



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## Bathroom

The bathroom offers a wash hand basin with mixer taps and vanity unit, low level w/c and panelled bath with shower over



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## External





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>	71	78
(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:

**79 Victoria Road East, Thornton-Cleveleys, Lancashire, FY5 5BU, [www.seea.co.uk/index.php](http://www.seea.co.uk/index.php)**

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