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KENILWORTH, KILLINGWORTH, NE12

Offers Over £240,000

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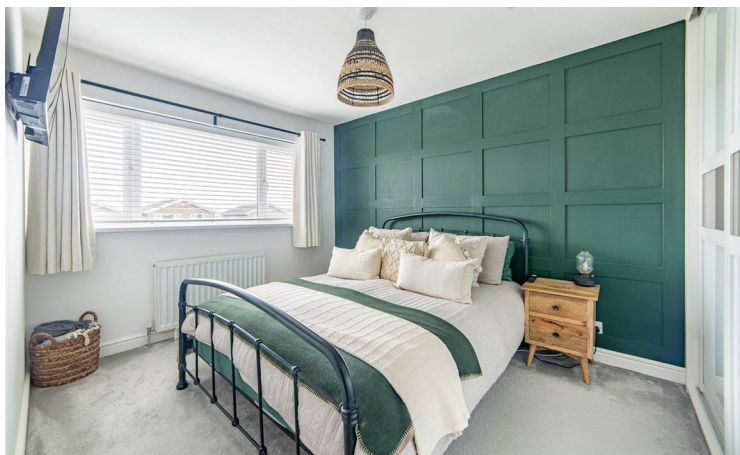
Well-presented three-bedroom semi-detached home located in Killingworth, Newcastle Upon Tyne, offering a practical and updated layout with good-sized accommodation throughout and the benefit of field views.

The property is arranged over two storeys, featuring an open-plan living and dining space, a fitted kitchen, and a separate utility room on the ground floor, along with access to an integral garage. The first floor offers three bedrooms and a family bathroom. Externally, there is a driveway providing off-road parking for two vehicles and an enclosed rear garden.

Situated in Kenilworth, within the well-established residential area of Killingworth, the property is within walking distance of the main shopping centre and a selection of well-regarded local schools, including both good and outstanding Ofsted-rated options. Killingworth is a popular, family-friendly area of Newcastle Upon Tyne, well served by local amenities and everyday conveniences. Good road links offer convenient access to Newcastle city centre and the wider region, making it a practical base for commuters. The property is well-suited to families and first-time buyers seeking a well-maintained home in a sought-after, well-connected location.

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The internal accommodation comprises: an entrance hallway with stairs leading up to the first floor and understairs storage, from which a door to the left opens into the open-plan living room/diner, while a further door leads through to the kitchen.

The living room/diner is a generously proportioned dual aspect space, featuring a bow window to the front and sliding doors to the rear, allowing for a good level of natural light throughout. The living and dining areas flow naturally into one another, creating a practical layout for everyday living. The kitchen has been finished to a good standard and is fitted with a range of grey shaker-style wall and base units with wood-effect worktops, a five-ring gas hob with extractor over, an integrated oven, and an attractive splashback. A separate utility room is conveniently located off the kitchen, with plumbing in place, and provides direct access to the rear garden as well as internal access into the garage.

On the first floor, the landing includes an airing cupboard and gives access to all three bedrooms and the family bathroom. The main bedroom is a double room at the front with fitted sliding-door wardrobes. Bedroom two is a double room to the rear with an open outlook backing onto a field, while bedroom three would work equally well as a child's bedroom or home office. The bathroom has been finished to a good standard, fitted with a bath and overhead rainfall shower, vanity unit with wash hand basin, WC, and fully tiled.

Externally, to the front, there is a lawned garden and driveway providing off-road parking for two vehicles, with access to the integral garage. To the rear, the enclosed garden features a flagstone patio, a raised decked area with a pergola, a lawned section, and a raised planting bed, offering a practical and well-maintained outdoor space. A side gate provides external access.



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TENURE : Freehold

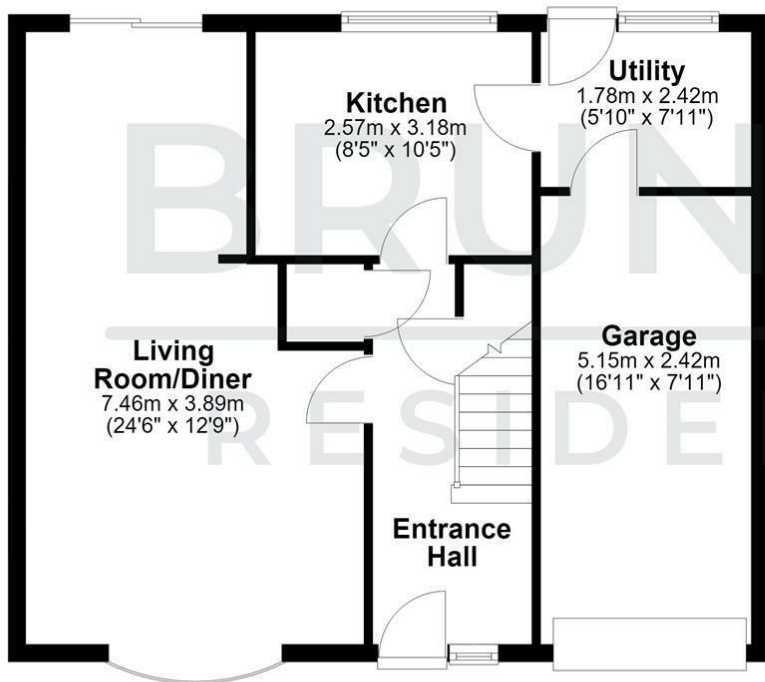
LOCAL AUTHORITY : North Tyneside CC

COUNCIL TAX BAND : B

EPC RATING : D

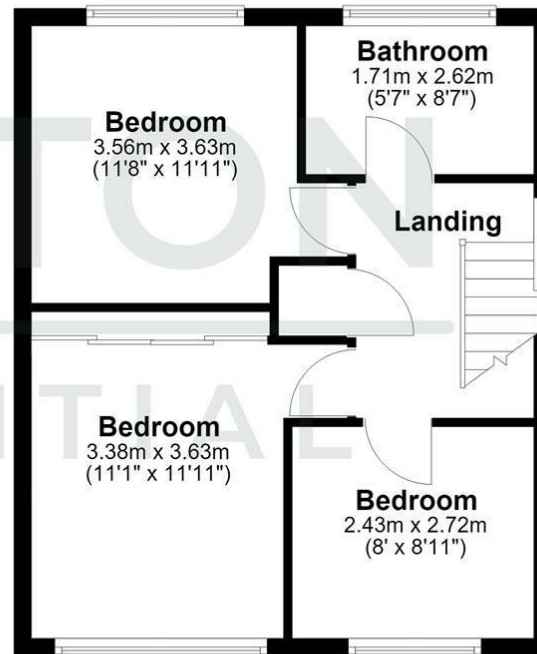
Ground Floor

Approx. 58.9 sq. metres (633.7 sq. feet)



First Floor

Approx. 40.6 sq. metres (437.0 sq. feet)



Total area: approx. 99.5 sq. metres (1070.7 sq. feet)



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 85 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |