



## 2 bed end of terrace house to buy in NE12

Garth Twentyfour, Killingworth, Newcastle upon Tyne, Tyne and Wear, NE12 6DH

**£170,000** Offers Over

🏠 x2 🚿 x1 🚿 x1

Tenure

**Freehold**

On Street parking

## Property features

- ✓ Fully refurbished throughout
- ✓ Two well-proportioned bedrooms
- ✓ Modern kitchen with integrated appliances
- ✓ Stylish bathroom with freestanding bath and walk-in
- ✓ EPC Rating C

## Key Information

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

## Description

SOLD SUBJECT TO CONTRACT IN 11 DAYS

Pattinson Estate Agents are delighted to present to the market this beautifully refurbished two-bedroom property, ideally located on Garth Twentyfour, Killingworth.

Finished to a high standard throughout, this stylish home offers modern, ready-to-move-into accommodation, making it an excellent opportunity for first-time buyers, downsizers or investors alike. The property benefits from a popular residential location with excellent transport links, easy access to local amenities, and is well positioned for well-regarded schools.

The accommodation briefly comprises a bright and airy lounge with log burner effect electric fire, a contemporary fitted kitchen with integrated appliances and French doors leading to the rear garden, two well-proportioned bedrooms, a modern bathroom and a separate W/C.

Externally, the property boasts a lawned rear garden with a freestanding shed, providing useful outdoor space and storage.

Early viewing is highly recommended to fully appreciate the quality, space and location this fantastic home has to offer. To arrange a viewing, please contact Pattinson Estate Agents Forest Hall - 01912150677, [Forest.hall@pattinson.co.uk](mailto:Forest.hall@pattinson.co.uk)

Council Tax Band: A

Tenure: Freehold

Price: Offers Over £170,000

Property Type: End of terrace house

Parking: On Street

Heating: Gas

## Kitchen

2.33m x 6.14m (7'7" x 20'1")

A stylish, modern kitchen fitted with white wall and base units complemented by matching work surfaces. Integrated appliances include induction SMEG hob & SMEG oven, fridge, and integrated washing machine. The room also benefits from a useful storage cupboard and French doors opening out to the rear garden.



## Bathroom

2.41m x 2.02m (7'10" x 6'7")

A beautifully presented, contemporary bathroom comprising a freestanding bath, walk-in shower and wash hand basin, finished with modern décor and a stylish backlit mirror.



## External

To the front of the property is a neat, low-maintenance frontage with on-street parking available nearby.



## Living Room

4.18m x 4.11m (13'8" x 13'5")

A bright and airy living space featuring a uPVC double glazed window with a radiator beneath, and a modern log burner effect electric fire creating a cosy focal point.

## Upstairs W/C

1.44m x 0.78m (4'8" x 2'6")

Conveniently located upstairs, comprising a low-level WC and a small hand basin.



## Bedroom 1

3.36m x 4.11m (11'0" x 13'5")

A well-proportioned double bedroom, neutrally decorated and offering ample space for furnishings.



## Bedroom 2

3.43m x 3.17m (11'3" x 10'4")

A second bedroom of a similar size, also neutrally decorated, ideal as a guest room, nursery or home office.

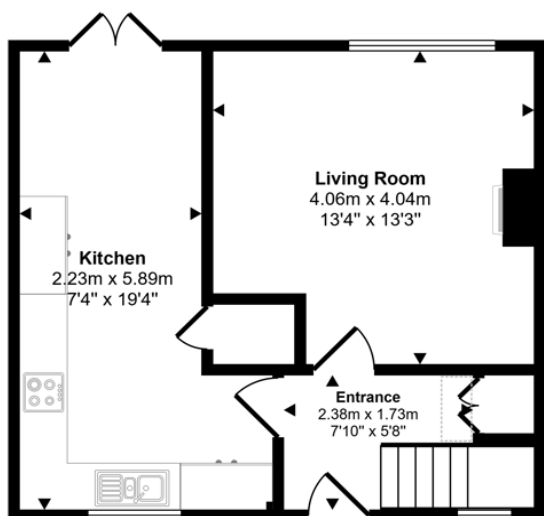


## Garden

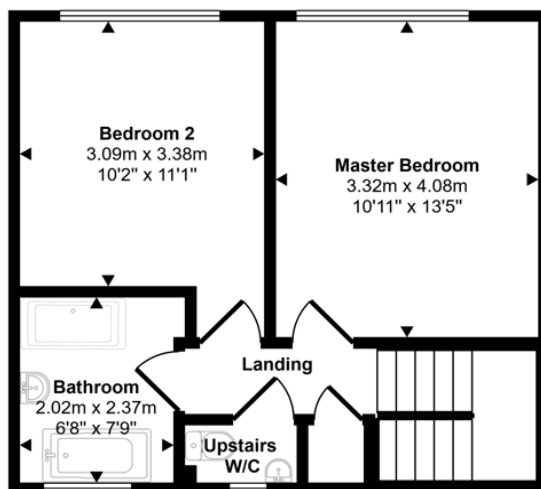
To the rear of the property is a well-maintained, lawned garden providing a pleasant outdoor space ideal for relaxing or entertaining. The garden also benefits from a freestanding shed, offering useful additional storage.



Approx Gross Internal Area  
77 sq m / 833 sq ft



Ground Floor  
Approx 38 sq m / 412 sq ft



First Floor  
Approx 39 sq m / 422 sq ft

Denotes head height below 1.5m

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>		87
(69-80) <b>C</b>	73	
(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:  
**G&T Properties Dudley Road, Brierley Hill, West Midlands, DY5 1HA,**  
<https://www.gandtproperties.co.uk/>

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