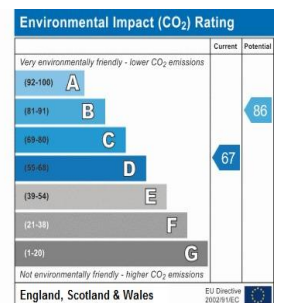
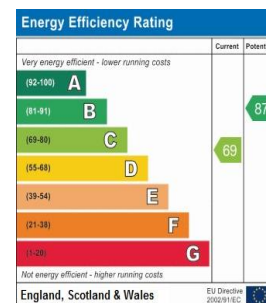




Greenhills Killingworth

- NO ONWARD CHAIN
- THREE BEDROOM SEMI DETACHED HOUSE
- SOUTHERLY BACKING REAR GARDEN
- LARGE DRIVEWAY
- ENERGY RATING C

Offers Over: £145,000



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Killingworth, Newcastle upon Tyne, NE12 5BD

Offered with no onward chain and situated within a quiet cul de sac is well presented three bedroom semi detached house which will appeal to a variety of buyers. Comprising; entrance hall with stairs to the first floor, lounge to the front with double doors leading through to the dining room with UPVC French doors out to the rear garden, arch to the well appointed kitchen with a good range of wall and base units incorporating a built in electric oven, gas hob with extractor hood over and space for appliances. To the first floor, bathroom/W.C., and three bedrooms two of which are doubles. Externally to the front is a small lawned garden, driveway parking for several cars, gates access to the southerly backing rear garden which has decked and lawned areas. The property benefits from gas central heating and UPVC double glazing.

ENTRANCE HALL

Radiator, laminate flooring, stairs to first floor.

LOUNGE 3.82m max x 4.05m (12'6 x 13'3)

UPVC double glazed window to front, radiator, laminate flooring, television point, double doors to dining room.

DINING ROOM 2.92m into recess x 2.48m (9'7 x 8'2)

Understairs cupboard, laminate flooring, radiator, UPVC French doors to rear garden.

KITCHEN 2.34m max x 2.75m (7'8 x 9'0)

Fitted with a range of wall & base units and work surfaces incorporating a single drainer sink unit, electric oven, gas hob, extractor fan, space for washing machine, space for fridge freezer, tiled floor, part tiled walls, boiler. UPVC double glazed window to rear.

FIRST FLOOR LANDING

UPVC double glazed window to side, storage cupboard housing water tank, loft access.

BEDROOM ONE 2.93m max x 3.23m plus wardrobe (9'7 x 10'7)

UPVC double glazed window to rear, fitted wardrobes, radiator, laminate flooring, television point, dado rail.

BEDROOM TWO 3.06m x 2.89m including recess (10'1 x 9'6)

UPVC double glazed window to front, radiator.

BEDROOM THREE 2.07m max x 2.69m max (6'9 x 8'10)

UPVC double glazed window to front, overstairs cupboard, radiator.

BATHROOM/W.C.

UPVC double glazed window to rear, panelled bath with shower over, pedestal wash hand basin, low level W.C., radiator.

EXTERNALLY

The front garden has a driveway, lawned area, side access to rear. The southerly backing rear garden has a decked area, lawned area, fenced boundaries, side access to front.

TENURE - FREEHOLD

The vendor has informed us that this property is freehold, but we are unable to confirm this as we have no access to the documentation. Should you proceed with the purchase of this property, these details must be verified by your Solicitor.

FH6889/VK/MC/15.05.2019/V.1



Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.