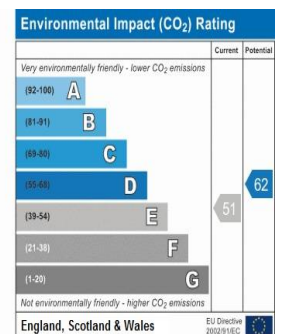
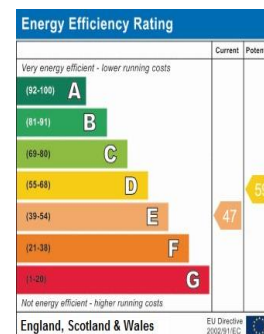




Shaftoe Court Killingworth

- GROUND FLOOR FLAT
- TWO DOUBLE BEDROOMS
- OPEN PLAN LIVING AREA
- GARAGE IN A BLOCK
- ENERGY RATING E

Asking Price: £70,000



**ROOK
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Killingworth, Newcastle upon Tyne, NE12 6YP

Appealing to first time buyers or buy to let investors is this well presented and spacious two bedroom ground floor flat which is situated close to all local amenities. The entrance door to the apartment is within a communal hall with secure door entry system, and the accommodation comprises; entrance hall with useful storage cupboard, door intercom, spacious lounge which incorporates a dining area, modern kitchen with a good range of wall and base units incorporating an electric oven and hob with extractor hood over, space for washing machine and breakfast bar, two double bedrooms both with fitted cupboards and a bathroom/W.C. The property benefits from electric heating, UPVC double glazing and a single garage in a block.

COMMUNAL ENTRANCE

Door intercom

ENTRANCE HALL

UPVC double glazed entrance door, laminate flooring, cupboard, electric panel heater, intercom.

LOUNGE/DINING ROOM 6.35m max x 4.30m max (20'10 x 14'1)

UPVC double glazed window to rear, television point, laminate flooring, two electric panel heaters.

KITCHEN 2.87m x 2.54m (9'5 x 8'4)

Fitted with a range of wall & base units with work surfaces incorporating a single drainer sink unit, built in electric oven, electric hob, extractor hood, breakfast bar, space for washing machine, space for fridge, space for freezer, laminate flooring, part tiled walls, UPVC double glazed window to rear

BEDROOM ONE 3.63m x 2.83m plus entrance area (11'11 x 9'3)

UPVC double glazed window to rear, fitted cupboard, electric panel heater.

BEDROOM TWO 2.62m x 2.84m (8'7 x 9'4)

UPVC double glazed window to rear, fitted cupboards, electric panel heater.

BATHROOM/W.C.

Fitted with a white three piece suite comprising: panelled bath with electric shower over, pedestal wash hand basin, low level W.C., laminate flooring, tiled walls, electric panel heater, storage cupboard housing water tank.

GARAGE

Separate block, up and over door.

TENURE-LEASEHOLD

The Lease, ground rent and maintenance details have been provided by the seller however the accuracy cannot be guaranteed as we have been unable to verify them by means of current documentation. Should you proceed with the purchase of this property, these details must be verified by your Solicitor.

FH6865/VK/MC/07.05.2019/V.2



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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.