





- End Of Terrace
- Two Bedrooms
- Close To Amenities
- Council Tax Band \*B\*
- Call For More Information
- Ground Floor
- Front & Rear Gardens
- Leasehold
- Viewing Recommended
- Video Tour Available





\*\* Video Tour on Our YouTube Channel | <https://youtu.be/7LHoMkl36fl>  
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This two bedroom, end of terrace home is located in the popular West Mount, in Killingworth and would make an ideal first time buy.

This property enjoys a prime location, surrounded by a wealth of local amenities, including a variety of shops, food vendors and supermarkets. There are also excellent leisure facilities close by, such as Killingworth Lakeside Centre and Weetslade Country Park. For those seeking further convenience, quick access to major routes make Newcastle city centre and the coastline easily accessible.

Briefly comprising to the ground floor: - entrance porch with storage, hallway with access to a WC and the kitchen and a bright and airy lounge/dining room with French doors to the rear garden. To the first floor there are two good-sized bedrooms and a bathroom WC. The property further benefits from gas central heating and double glazing. Externally there are gardens to both the front and rear.

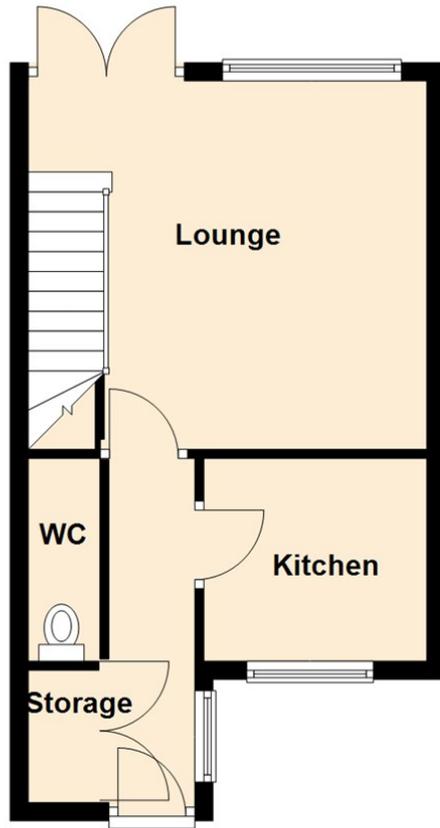
Early viewings come highly recommended. For more information please call our Heaton office on 0191 217 1122.

#### Tenure

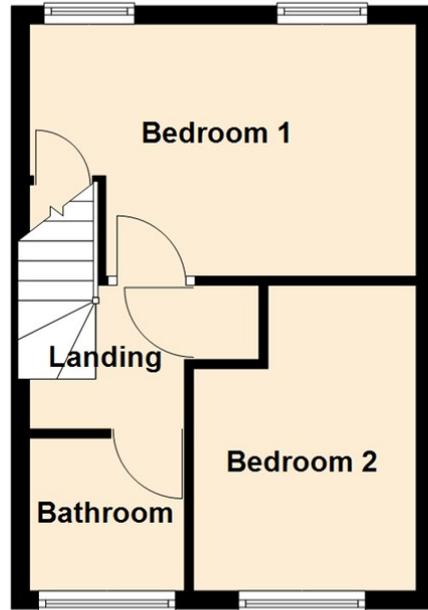
The agent understands the property to be leasehold. However, this should be confirmed with a licensed legal representative.

Council Tax band \*B\*.

### Ground Floor



### First Floor



Lounge 13'2" x 14'4" (4.03 x 4.39)

Kitchen 8'2" x 6'11" (2.51 x 2.12)

Bedroom One 8'10" x 14'4" (2.70 x 4.37)

Bedroom Two 7'3" x 11'4" (2.21 x 3.47)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>69</b>	
(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 &amp; Wales</b>	EU Directive 2002/91/EC 	

## The difference between house and home

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