





- Semi Detached Home
- Fully Rendered
- External Storage
- Private Rear Yard
- Ground Floor WC
- No Onward Chain
- Sought After Location
- Must Be Viewed
- Freehold
- Council Tax Band *A*





THREE BEDROOMS | END TERRACED HOME | NO ONWARD CHAIN

Jan Forster Estates are pleased to welcome to the market this well presented three bedroom house in the highly sought after Maple Court in Killingworth.

Convenient for both local amenities and road transport links, the property benefits from double glazing and gas central heating and is an ideal home for a first time buyer or growing family.

Briefly comprising:- French doors into the lounge spanning the full width of the property, double doors through to the breakfasting kitchen with floor and wall units as well as under stair store, ground floor WC as well as two external storage options.

Off the landing to the first floor are three well proportioned bedrooms and the family three piece shower room WC.

The property is warmed with gas central heating and has double glazing throughout as well as having just been fully rendered externally.

Externally there is a small, easy to maintain South facing garden to the front and a private rear yard.

For more information and to book a viewing please call out team on 0191 270 1122.

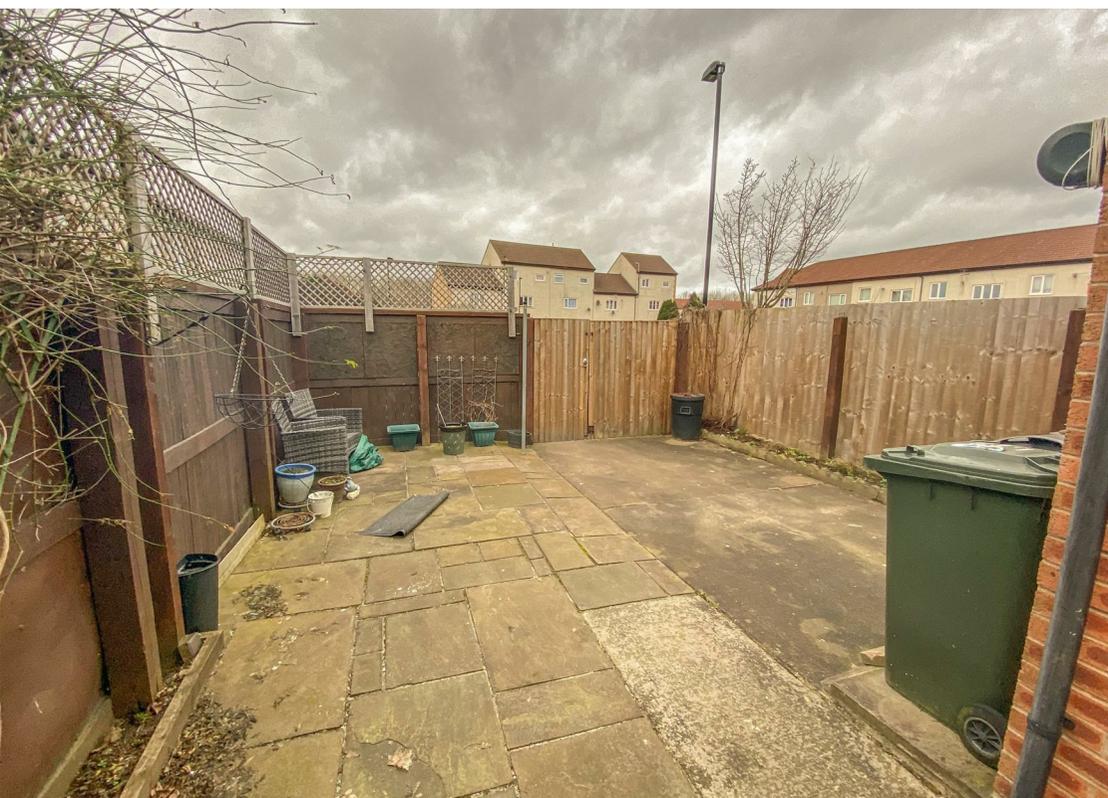
Tenure

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

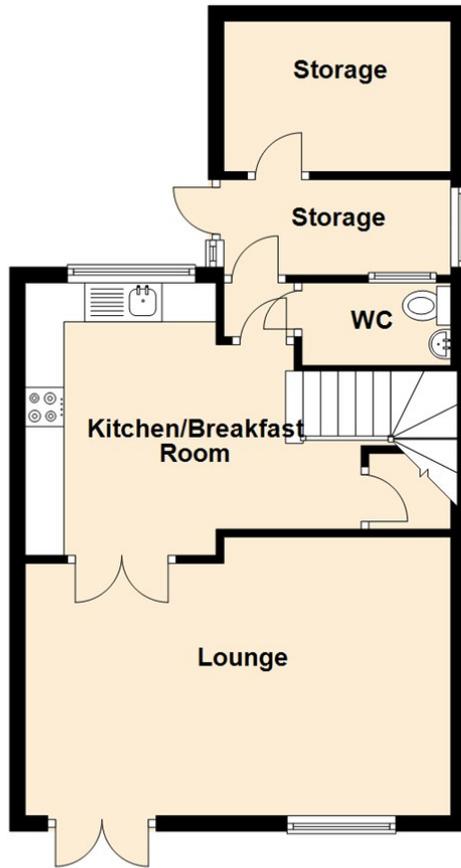
COVID-19 Guidelines

Although it is not mandatory, we do recommend that viewers wear appropriate PPE to protect themselves and others.

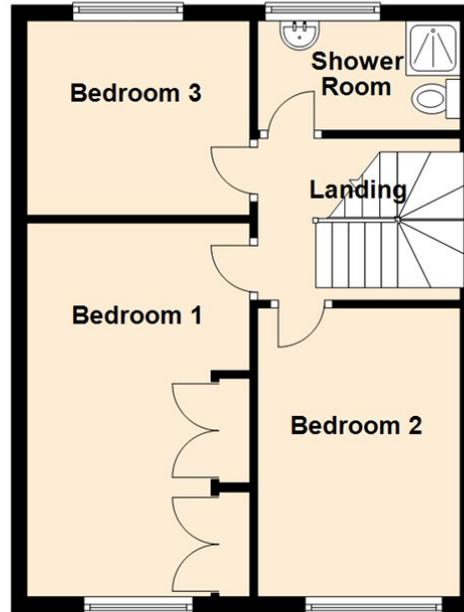
Council Tax band *A*.



Ground Floor



First Floor



Lounge 11'1" x 17'10" (3.40 x 5.44)

Kitchen 11'7" x 15'1" (3.54 x 4.60)

Bedroom One 14'6" x 8'11" (4.43 x 2.72)

Bedroom Two 11'1" x 8'9" (3.40 x 2.69)

Bedroom Three 8'11" x 7'4" (2.72 x 2.25)

The difference between house and home

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	72	
(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	

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High Heaton 0191 270 1122
Tynemouth 0191 257 2000
Low Fell 0191 487 0800
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