





- **Detached Family Home**
- **Two Bathrooms**
- **Ground Floor WC**
- **Front and Rear Gardens**
- **Council Tax Band *C***
- **Three Bedrooms**
- **Conservatory**
- **Driveway and Garage**
- **Close To Amenities**
- **Freehold**





Jan Forster Estates are pleased to welcome to the market this well presented, three-bedroom detached family home, located within the popular Greenhills Development in Killingworth.

The location benefits from excellent local amenities, including highly regarded schools, shops, and supermarkets. Killingworth Shopping Centre and scenic walks around Killingworth Lake are nearby, offering both convenience and leisure. With easy access to the A19, Tyne Tunnel, and regular public transport links, the area is ideal for commuters and families alike.

Internally, the property briefly comprises: an entrance hallway leading to a bright and airy lounge, a separate dining room that opens into a sunny conservatory, and a modern kitchen fitted with shaker-style units, complementary work surfaces, and a Belfast-style sink. There is also access to a convenient ground floor WC and a utility area with a door to the outside. Upstairs, the first floor offers three bedrooms, including a main bedroom with an en-suite shower room, along with a stylish family bathroom featuring a shower over the bath. Additional benefits include gas central heating and double glazing throughout.

Externally there is a garden to the front alongside a driveway leading to the integral garage. There is also a rear garden with a patio area and lawn.

We anticipate an extremely high level of viewings on this delightful property. To book your viewing please call 0191 270 1122.

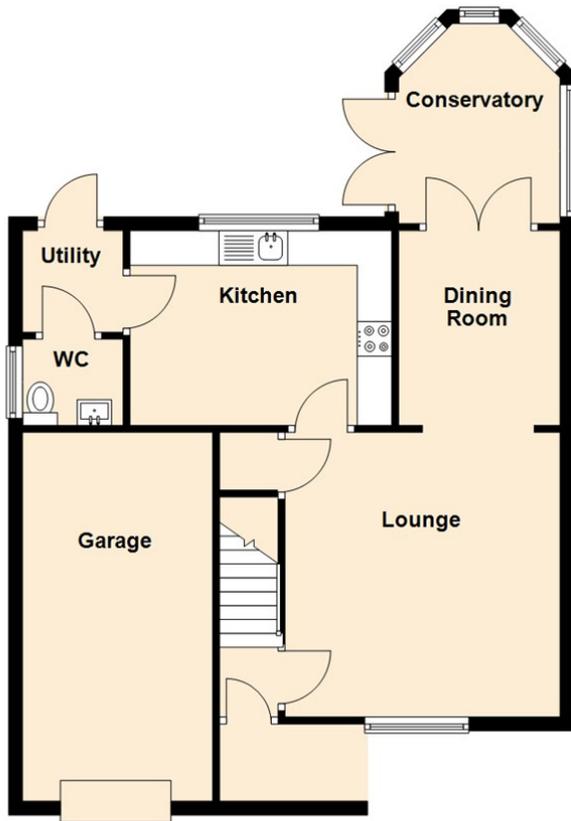
Tenure

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

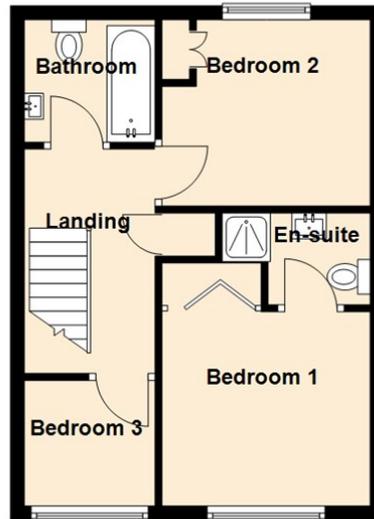
Council Tax band *C*.



Ground Floor



First Floor



Lounge 13'3" x 13'5" (4.04 x 4.09)

Dining Room 9'1" x 7'8" (2.79 x 2.34)

Conservatory 9'6" x 8'2" (2.92 x 2.50)

Utility 4'11" x 4'9" (1.50 x 1.46)

Kitchen 9'1" x 12'4" (2.77 x 3.76)

Bedroom One 10'0" x 9'4" (3.06 x 2.86)

Bedroom Two 9'11" x 8'8" (3.04 x 2.66)

Bedroom Three 5'10" x 7'5" (1.80 x 2.28)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		100
(92 plus) A		
(81-91) B		
(69-80) C	70	
(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	

The difference between house and home

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