



### 3 bed semi-detached house to buy in NE12

Windermere Drive, Killingworth, Newcastle upon Tyne, Tyne and Wear, NE12 6TW

**£115,000** Offers Over

 x3  x1  x1

Tenure  
**Freehold**

On Street parking

### Property features

- ✓ Three Bedrooms
- ✓ Semi-Detached House
- ✓ No Upper Chain
- ✓ Close to Local Amenities and Transport Links
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: ADSL copper wire
- ✓ Mobile signal: Good

## Description

Appealing to a wide variety of buyers is this three bedroom semi setached family home situated within this favoured residential street.

The accommodation comprises; entrance area/conservatory, lounge, L shaped kitchen with a good range of wall and base units, complimenting work surfaces, built in gas hob and electric oven, stainless steel sink with mixer tap, tiled splashback, space for appliances, tiled flooring, pantry style cupboard, UPVC double glazed door leading to the rear garden, UPVC double glazed window and radiator. To the first floor, three bedrooms and bathroom/WC.

Externally to the front is mainly paved with fenced and walled boundaries. To the rear is a private low maintenance rear garden mainly paved with brick built out house with mains power and fenced boundaries. The side garden is a private West facing garden mainly laid to lawn with gravelled area and walled boundaries.

The property benefits from gas central heating, UPVC and double glazing.

The property is ideally located close to all local amenities, good schools, and good transport links to Newcastle City Centre, the Coast and South Tyneside.

AGENTS NOTE: This property is classed as a non standard construction being a Wimpey No-Fines house.

Virtual tour available at link below:

<https://tours.pattinson.co.uk/tour/1ga1g24cf9>

Please contact the Forest Hall Branch for further information or viewings

Council Tax Band: A

Tenure: Freehold

Price: Offers Over £115,000

Property Type: Semi-detached house

Parking: On Street

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire, Cable, FTTC (fibre to the cabinet), FTTP (fibre to the premises)

Mobile signal coverage: Good

## External



## Entrance Area/Conservatory

3.37m x 3.13m (11'0" x 10'3")

UPVC double glazed windows to two sides, UPVC double glazed entrance door, UPVC double glazed French doors leading to the side garden, powered for lighting and sockets.



## Lounge

5.59m x 3.78m (18'4" x 12'4")

18ft Lounge with two UPVC double glazed windows to the rear, UPVC double glazed French doors leading to the side garden, feature fireplace, stairs to the first floor and two radiators.



## Kitchen

4.71m x 3.82m (15'5" x 12'6")

L shaped kitchen with a good range of wall and base units, complimenting work surfaces, built in gas hob and electric oven, stainless steel sink with mixer tap, tiled splashback, space for appliances, tiled flooring, pantry style cupboard, UPVC double glazed door leading to the rear garden, UPVC double glazed window and radiator.



## First Floor Landing

With doors off to the bedrooms and bathroom/WC.

## Bedroom One

3.80m x 2.47m (12'5" x 8'1")

UPVC double glazed window to the rear and radiator.



## Bedroom Two

3.90m x 2.83m (12'9" x 9'3")

UPVC double glazed walk in bay window to the rear and radiator



## Bedroom Three

3.79m x 2.02m (12'5" x 6'7")

UPVC double glazed window to the rear, built in storage cupboard and radiator.



## Bathroom/WC

2.83m x 1.50m (9'3" x 4'11")

White three piece bathroom suite comprising; bath with shower over, hand wash basin, low level WC, tiled walls, tiled floor, UPVC double glazed window and radiator.



## Side Garden

West facing private garden mainly laid to lawn with gravelled area and walled boundaries.

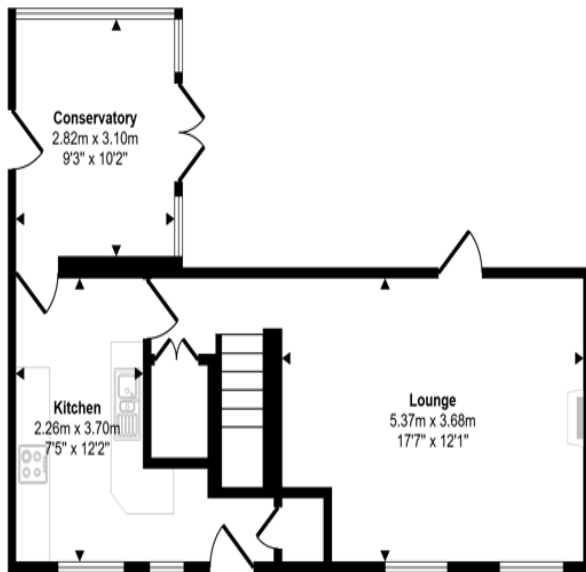


## Rear Garden

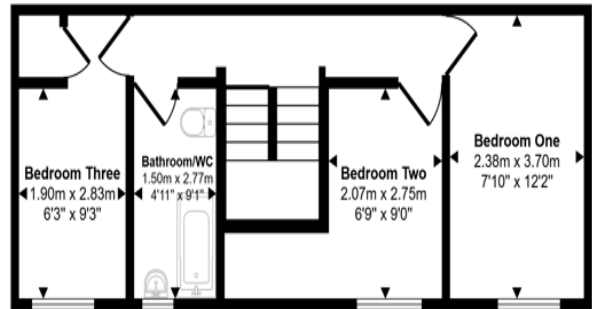
Private garden mainly paved with brick built shed and fenced boundaries.



Approx Gross Internal Area  
85 sq m / 910 sq ft



Ground Floor  
Approx 47 sq m / 504 sq ft



First Floor  
Approx 38 sq m / 407 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		72	79
(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, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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Contact your local branch today for more information on this property:

**HEAD OFFICE 1 PAVILION SQUARE, WESTHOUGHTON, BOLTON, LANCASHIRE, BL5 3AJ,**  
<https://www.simply-residential.co.uk/>

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