



pattinson 

### 3 bed detached bungalow to buy in NE12

Harwood Drive, Killingworth, Newcastle  
upon Tyne, Tyne and Wear, NE12 6FQ

**£280,000** Offers Over

 x 3  x 1  x 3

Tenure

**Freehold**

### Property features

- ✓ Council Tax Band D
- ✓ EPC Rating C
- ✓ No Onward Chain
- ✓ Detached Property
- ✓ EPC Rating C

Driveway & Garage parking

## Key Information

- ✓ Council Tax: Band D
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Mobile signal: Good

## Description

Pattinson are delighted to present to market this wonderful 3-bedroom detached bungalow located in the highly desirable cul-de-sac location in Killingworth, Newcastle upon Tyne. This attractive "rare-to-market" property boasts not only a prime location but an array of truly impressive features.

This charming bungalow comprises three well-sized and tastefully decorated bedrooms, providing ample space and comfort. The property further benefits from three reception rooms, offering flexibility for entertainment areas, home office, or dining space. The four piece family bathroom is beautifully equipped with modern fixtures and fittings.

One of the significant advantages of this property is it falls under Council Tax Band D, offering affordability in addition to comfort. The property also carries an EPC rating of C, ensuring sustainable living with efficient energy use. There's no onward chain with this property, simplifying the buying process and offering the right buyer an uncomplicated transition into their new home.

Further benefitting from a driveway for multiple cars, garage with electric up and over door and impressive gardens to three sides, ensuring ample outdoor space to enjoy, during the warmer months.

Perfectly positioned in Killingworth, a sought-after residential area in Newcastle upon Tyne, the future owner of this home will have easy access to local amenities, good schools, and excellent transportation links.

This property is a wonderful opportunity for those seeking the comfort of a bungalow combined with the advantage of a prime location. This property is for sale as a residential, making it an attractive prospect for anyone looking to relocate or invest.

Viewing is highly recommended to fully appreciate the accommodation on offer. Please contact Pattinson Estate Agents to arrange a convenient time.

Council Tax Band: D

Tenure: Freehold

Price: Offers Over £280,000

Property Type: Detached Bungalow

Parking: Driveway & Garage

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

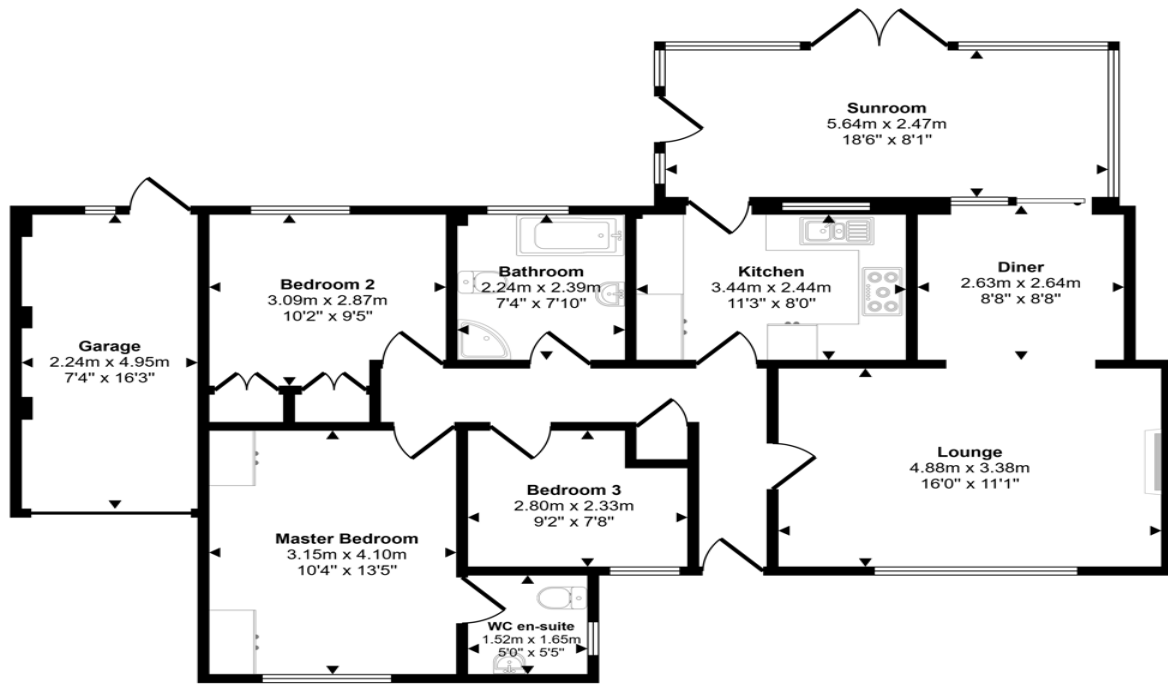
Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Good

Approx Gross Internal Area  
108 sq m / 1163 sq ft



Floorplan

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>                                   |  | 69                         | 73        |
| (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<br>2002/91/EC |           |

Harwood Drive, Killingworth, Newcastle upon Tyne, Tyne and Wear, NE12 6FQ

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

**HEAD OFFICE 1 PAVILION SQUARE, WESTHOUGHTON, BOLTON, LANCASHIRE, BL5 3AJ,**  
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