



### 3 bed end of terrace house to buy in NE12

Southgate, Killingworth, Newcastle upon  
Tyne, Tyne and Wear, NE12 6ED

**£210,000**

🏠 x3 🪑 x3 🚗 x1

Tenure

**Freehold**

Allocated parking

### Property features

- ✓ Three-bedroom end terraced
- ✓ Beautifully presented throughout
- ✓ Modern open-plan kitchen and dining area
- ✓ Popular residential location in Killingworth
- ✓ EPC Rating B

## Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: B
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTP (fibre to the premises)
- ✓ Mobile signal: Good

## Description

Pattinson Estate Agents are delighted to welcome to the market this beautifully presented three-bedroom end terraced home situated on the sought-after Southgate development in Killingworth.

Finished to a great standard throughout, this modern property would make an ideal purchase for first-time buyers, young families, or professionals alike, offering spacious accommodation ready to move straight into.

The accommodation briefly comprises an entrance hallway with convenient downstairs W/C, spacious living room with stylish feature panelled and wallpapered wall, and a modern open-plan kitchen and dining area fitted with a range of wall and base units, complementary work surfaces, stainless steel mixer tap, integrated oven and hob with overhead extractor fan, along with a dining space featuring a breakfast bar style seating area and built-in shelving. French doors provide access to the rear garden, creating a fantastic space for entertaining.

To the first floor, the property offers three bedrooms including a spacious master bedroom with ensuite shower room, a well-proportioned second bedroom, a versatile third bedroom currently utilised as a study, and a family bathroom.

Externally, the property benefits from a rear garden which is partly paved and partly laid to lawn, with a freestanding wooden shed. To the rear there are allocated parking spaces and a detached garage providing additional storage and off-road parking.

Ideally located within Killingworth, the property is close to a range of local amenities including shops, supermarkets, schools, and leisure facilities. Excellent transport links and road connections nearby provide easy access to Newcastle City Centre, the A19, and surrounding areas, making this an ideal location for commuters.

Early viewing is highly recommended to appreciate the accommodation and standard on offer.

Please contact our Forest Hall branch to arrange your viewing - 01912150677 - [Forest.hall@pattinson.co.uk](mailto:Forest.hall@pattinson.co.uk)

Council Tax Band: C

Tenure: Freehold

Price: £210,000

Property Type: End of terrace house

Parking: Allocated, Garage

Year built: 2012

Construction materials: Brick and block

Roofing type: Slate tiles

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: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good

## External

Ideally situated within the popular residential area of Killingworth, the property is conveniently located close to a range of local shops, supermarkets, and amenities, along with well-regarded local schools, making it an ideal home for families and first-time buyers alike.



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## Living Room

3.62m x 4.94m (11'10" x 16'2")

Spacious and beautifully presented living room featuring stylish panel detailing and a feature wallpapered wall, creating a warm and modern atmosphere ideal for relaxing and entertaining.

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## Kitchen

2.24m x 3.18m (7'4" x 10'5")

Modern open-plan kitchen and dining area fitted with a range of wall and base units with complementary work surfaces and stainless steel mixer tap. Integrated oven and hob with overhead extractor fan, ample storage space, and room for appliances.

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## Dining Room

2.34m x 3.18m (7'8" x 10'5")

The dining area benefits from a high bar-style dining table with stools, built-in shelving, and a useful storage cupboard. French doors provide direct access to the rear garden allowing plenty of natural light throughout the space.

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## Downstairs W/C

Convenient ground floor cloakroom fitted with low-level W/C and wash hand basin.



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## Bathroom

1.91m x 1.67m (6'3" x 5'5")

Family bathroom fitted with a three-piece suite comprising panelled bath, wash hand basin, and low-level W/C.

## Bedroom 1

2.59m x 3.56m (8'5" x 11'8")

Spacious master bedroom finished in neutral tones with stylish panel detailing, creating a modern and relaxing feel. Benefiting from a stylish en-suite shower room and built-in mirrored sliding wardrobes, offering both comfort and practicality.



## Ensuite

2.52m x 1.32m (8'3" x 4'3")

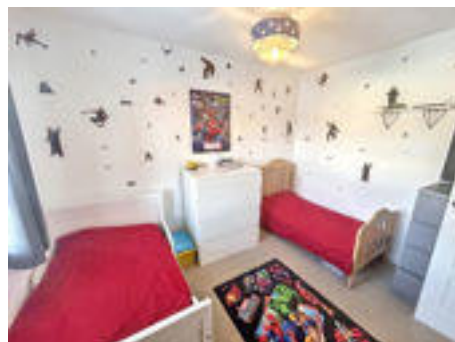
Modern ensuite comprising walk-in shower, wash hand basin, and low-level W/C.



## Bedroom 2

2.58m x 3.10m (8'5" x 10'2")

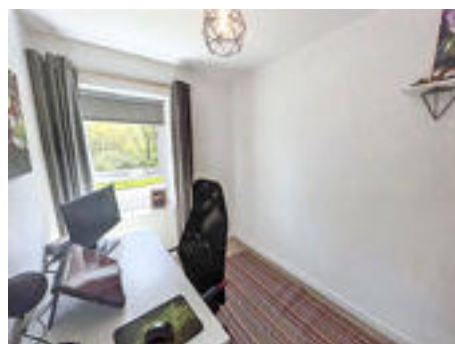
Well-proportioned second bedroom finished in neutral décor with space for freestanding furnishings.



## Bedroom 3

1.89m x 2.66m (6'2" x 8'8")

Versatile third bedroom currently utilised as a study, ideal for use as a home office, nursery, or single bedroom.

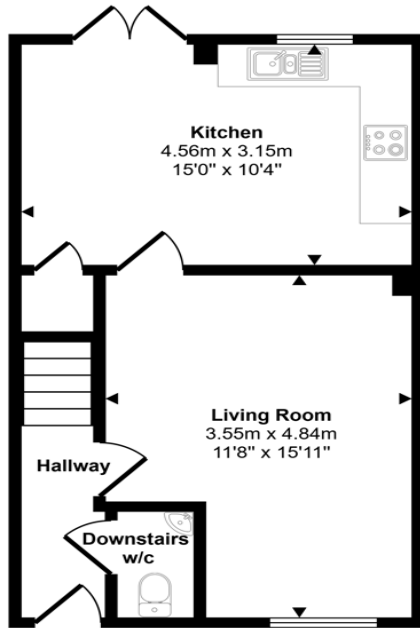


## Garden

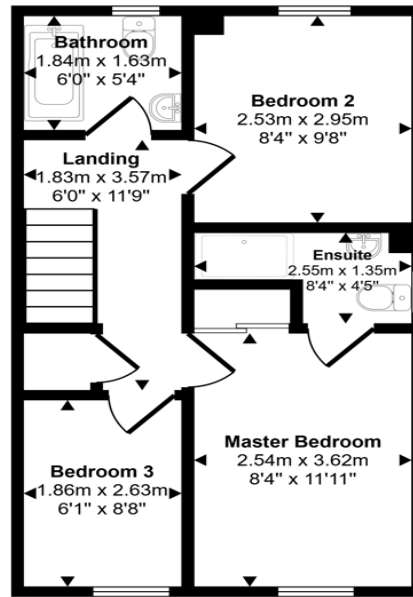
Externally the property benefits from a rear garden which is partly paved and partly laid to lawn, ideal for outdoor seating and entertaining. There is also a freestanding wooden shed, allocated parking spaces to the rear, and a detached garage.



Approx Gross Internal Area  
74 sq m / 801 sq ft



Ground Floor  
Approx 37 sq m / 402 sq ft



First Floor  
Approx 37 sq m / 399 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>		96
(81-91) <b>B</b>	83	
(69-80) <b>C</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, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Southgate, Killingworth, Newcastle upon Tyne, Tyne and Wear, NE12 6ED

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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