



APPLEWOOD

Killingworth, Newcastle upon Tyne, NE12 6FB

- DETACHED BUNGALOW
- THREE BEDROOMS
- SUN LOUNGE/ STUDY
- DETACHED DOUBLE GARAGE
- DRIVEWAY PROVIDING OFF STREET PARKING
- GARDEN TO THE REAR

Price – OFFERS OVER £199,950



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Applewood, Killingworth, Newcastle upon Tyne, NE12 6FB

This is a SUPBERB THREE BEDROOMED EXTENDED DETACHED BUNGALOW situated in a cul-de-sac position in the highly desirable Kingswood estate in Killingworth. The property is beautifully and tastefully decorated throughout by the current owners and accommodation briefly comprises: entrance hall, spacious cloak cupboard, separate w.c, kitchen, third bedroom with study/sun lounge, extensive lounge/dining room and rear lobby leading to the garden. From the inner hallway there are two further bedrooms and a modern bathroom/w.c with a Villeroy and Boch bathroom suite. Externally the property has a driveway with wrought iron gates leading to a double detached garage and a low maintenance garden with a south westerly aspect.

The property provides good access to local amenities in Killingworth including schools, library, The Killingworth Centre and transport link to the Coast and City Centre.

ENTRANCE HALL

With double glazed entrance door, radiator and carpeted flooring.

CLOAKROOM

Housing burglar alarm

CLOAKROOM/W.C

With low level w.c, wash hand basin, tiled walls, radiator and double glazed window to the front.

LOUNGE/DINING ROOM approx 22'9 x 19'7 (7.00m x 6.03m)

With coving to ceiling, double glazed French doors to the rear, power points, TV point, telephone point, two double radiators and carpeted flooring.

KITCHEN approx 13'6 x 8'0 (4.15m x 2.46m)

With fitted wall and base units, work surfaces, double drainer sink unit, integrated gas oven and microwave, space for washing machine and dishwasher, TV point, tiled walls, vinyl flooring and double glazed window to the front.

SUN LOUNGE/ STUDY approx 7'9 x 4'9 (2.38m x 1.46m)

With power points, carpeted flooring and three double glazed windows.

BEDROOM ONE approx 19'7 x 11'6 (6.03m x 3.54m)

With TV point, power points, carpeted flooring, double radiator and double glazed window to the rear.

BEDROOM TWO approx 11'4 x 9'4 (3.48m x 2.88m)

With fitted wardrobes with mirror front sliding door, telephone point, radiator, carpeted flooring and double glazed window to the front.

BEDROOM THREE approx 12'1 x 8'3 (3.72m x 2.54m)

With free standing wardrobe, power points, radiator, carpeted flooring and double glazed window to the front.

BATHROOM/W.C

With Villeroy and Boch white three piece suite comprising panelled bath with shower over, wash hand basin, low level w.c, heated towel rail, tiled flooring, downlights and double glazed window to the rear.

GARAGE

Detached double garage with cold water supply, and up and over door.

Energy Efficiency Rating		Environmental (CO ₂) Impact Rating	
CURRENT	POTENTIAL	CURRENT	POTENTIAL
Very energy efficient - lower running costs (92 - 100) A (81 - 91) B (69 - 80) C (55 - 68) D (39 - 54) E (21 - 38) F (1 - 20) G Not energy efficient - higher running costs		Very environmentally friendly - Lower CO ₂ (92 - 100) A (81 - 91) B (69 - 80) C (55 - 68) D (39 - 54) E (21 - 38) F (1 - 20) G Not environmentally friendly - High CO ₂	
	59		65
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

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Important Note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Rook Matthews Sayer for themselves and for the vendors or lessors of this property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No persons in the employment of Rook Matthews Sayer has any authority to make or give any representation or warranty whatever in relation to this property.

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