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## West Wynd

Killingworth, NE12 6FP

DESIRABLE LOCATION - LINK DETACHED HOME - THREE BEDROOMS

Brunton Residential are delighted to welcome to the market this beautifully presented three bedroom link-detached home on West Wynd in Killingworth. This property has been upgraded to a high standard throughout by the current owners and has a beautiful rear garden.

**Offers Over £250,000**

# 36 West Wynd

Killingworth, NE12 6FP



Accommodation comprises; an inviting entrance hallway, guiding you to a convenient downstairs WC and the large lounge with a generous front-facing window. Flowing from the lounge is an open archway that leads to the chic kitchen diner. The kitchen boasts sophisticated wall and floor units, complemented by a wooden worktop, and includes a practical store cupboard, with an additional door leading to the garage. The dining area opens up through double doors to the conservatory, creating an ideal space for relaxation. Ascending to the first floor, you are greeted by a spacious landing area, featuring a well-appointed family bathroom and access to the two larger bedrooms situated at the front and rear of the property, as well as a smaller room perfect for use as an office space. Externally, the property showcases small, easily maintained gardens at the front and rear, accompanied by a spacious driveway. The property is conveniently located in Killingworth, a town in North Tyneside, Tyne and Wear, less than 10 miles from Newcastle city centre.

## ON THE GROUND FLOOR

Hallway

WC

Lounge

17'5" x 13'8" (5.32m x 4.17m)

Kitchen/Diner

9'1" x 17'7" (2.76m x 5.36m)

Conservatory

8'11" x 9'8" (2.73 x 2.95)

Garage

## Landing

Bedroom

13'4" x 9'1" (4.06m x 2.76m)

Bedroom

11'2" x 9'1" (3.41m x 2.76m)

Bedroom

9'7" x 8'2" (2.92m x 2.50m)

Bathroom

Disclaimer

## ON THE FIRST FLOOR



- LINKED DETACHED
- THREE BEDROOM
- POPULAR LOCATION
- STYLISH KITCHEN DINER
- LARGE GARDEN
- CONSERVATOR
- GARAGE & DRIVEWAY



