

BRUNTON

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Greenhills

Killingworth Newcastle Upon Tyne, NE12 5BA

THREE BEDROOM - SOUGHT AFTER LOCATION - SEMI-DETACHED

Brunton Residential are delighted to bring to market this fantastic three bedroom, semi detached home in the popular area of Greenhills. This perfect family home is situated in Killingworth located close to local amenities, schools and excellent transport links

Offers Over £220,000

49 Greenhills

Killingworth Newcastle Upon Tyne, NE12 5BA



Accommodation briefly comprises of: Entrance porch which leads directly into a spacious lounge with windows to the front and a fireplace as a feature point. The kitchen/diner is accessed from the lounge which offers co-ordinated cupboard and work surfaces, some integrated appliances, and open space for kitchen furniture. Double Patio doors lead out onto the private rear gardens.

The first floor is accessed via the staircase as you first come through the porch entrance, this leads to a practical landing with immediate access to a well-equipped family bathroom which offers a shower and WC. The master bedroom allows for ample space for bedroom furniture and windows to the front, the second bedroom also offers fantastic space for bedroom living, and an excellent third bedroom is currently used as an office however great use for a bedroom or an alternative.

The front gardens offer a lawned area with a pathway for access to the house and feature a double length driveway to the side of the home with additional off-road parking. To the rear, you will find a great size garden that consists of a combination of lawned and paved areas surrounded by fenced boundaries for privacy.

ON THE GROUND FLOOR

Porch

WC

Lounge

16'1" x 11'9" (4.89m x 3.58m)

Kitchen/Diner

8'6" x 14'10" (2.58m x 4.52m)

Bedroom

10'11" x 8'5" (3.32m x 2.56m)

Bedroom

10'1" x 6'2" (3.08m x 1.87m)

Bathroom

5'4" x 6'1" (1.65m x 1.87m)

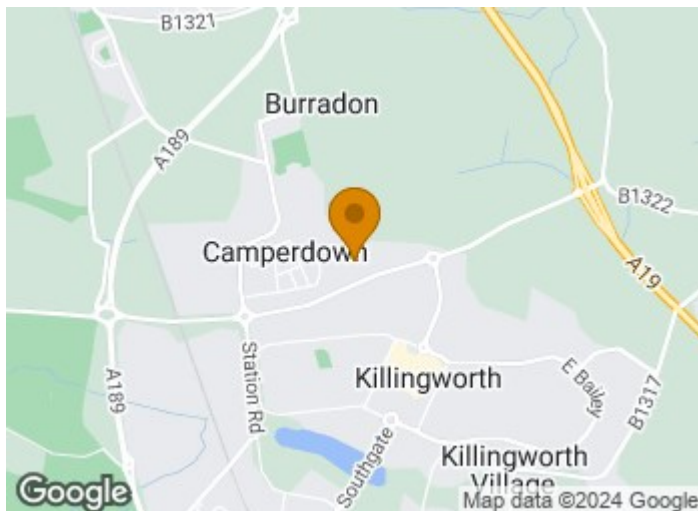
Disclaimer

ON THE FIRST FLOOR

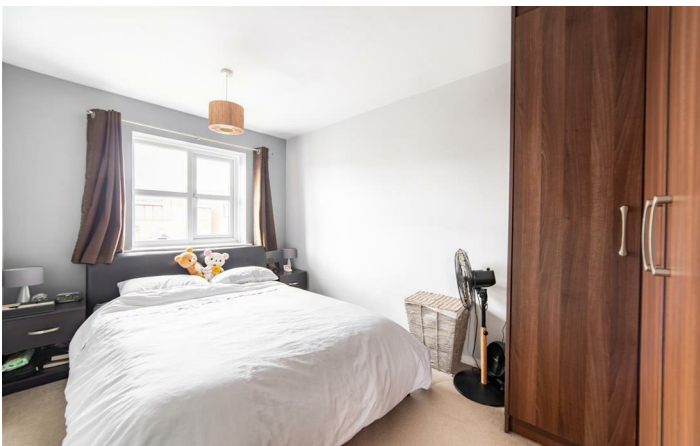
Landing

Bedroom

13'8" x 8'5" (4.16m x 2.56m)



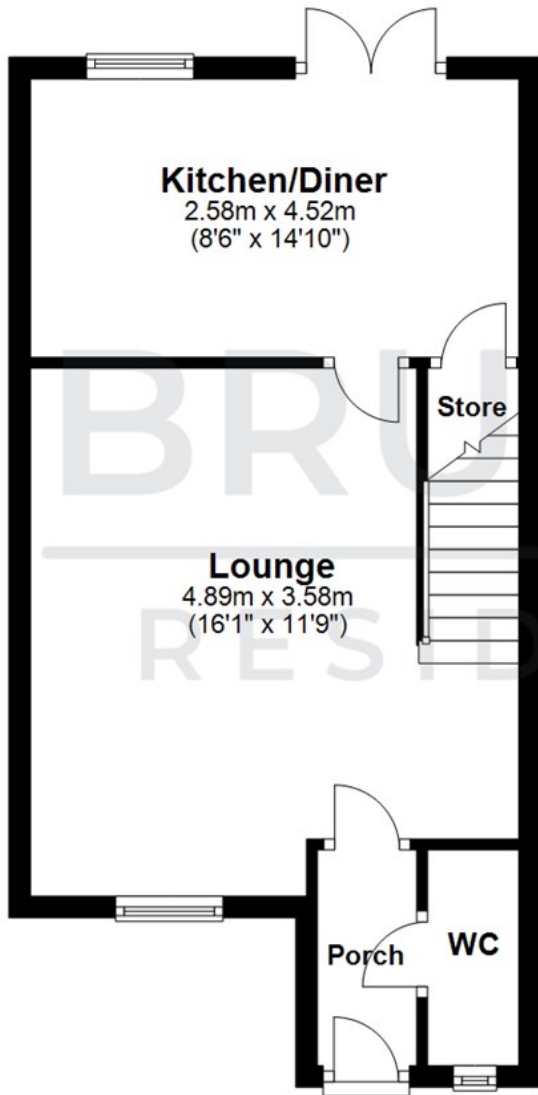
- THREE BEDROOM
- SEMI-DETACHED
- KILLINGWORTH-NE12
- SOUGHT AFTER LOCATION
- 360 VIRTUAL TOUR



Floor Plan

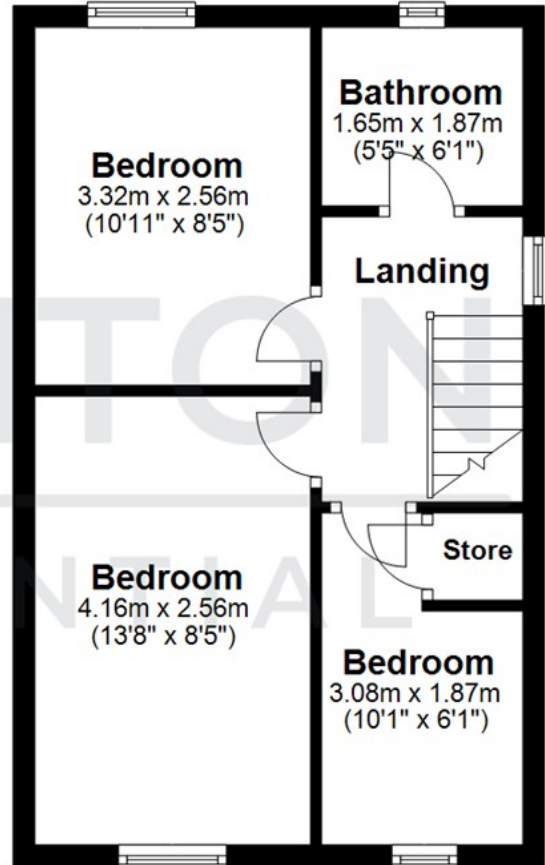
Ground Floor

Approx. 37.2 sq. metres (400.2 sq. feet)



First Floor

Approx. 34.2 sq. metres (368.6 sq. feet)



Total area: approx. 71.4 sq. metres (768.8 sq. feet)

All measurements are approximate and are for illustration only.
Plan produced using PlanUp.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs (92 plus) 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		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	