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WHITE SWAN CLOSE, KILLINGWORTH, NE12

£199,950

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Well-Maintained three-bedroom townhouse located in the desirable area of Killingworth.

This home features an exceptional layout across three floors, thoughtfully designed to provide both comfort and functionality. The ground floor boasts a full-width modern kitchen, while the first floor is highlighted by a full-width lounge with a cosy fireplace. The upper floors host generously sized bedrooms, with the master bedroom benefiting from an en-suite and a family bathroom servicing the two remaining bedrooms.

Situated in Killingworth, this property is a short distance from major supermarkets, local shops, and essential amenities. The area also offers access to a range of well-rated primary and secondary schools. Nearby Metro stations provide easy connectivity to Newcastle and the wider region. Additionally, its proximity to parks, a lake, and leisure facilities makes this home an attractive and practical option for families.

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The internal accommodation comprises: An entrance hall with stairs leading to the first floor. To the left is a comfortable dining room with a front-aspect window. Further along the hallway is a convenient ground-floor WC. To the rear of the ground floor is a full-span kitchen, well-equipped with integral appliances, floor and wall units offering ample storage and work surface space. The kitchen benefits from a rear window and French doors that open out to the rear garden.

The first-floor landing leads to a full-span lounge straight ahead, featuring a rear-aspect window overlooking the gardens. This floor also includes a well-proportioned bedroom with a front-aspect window and a family bathroom fitted with a bath, an overhead shower hose, a wash basin, and a WC.

The second-floor landing provides access to two additional bedrooms. The master bedroom, located just off the landing, benefits from an en-suite shower room and built-in wardrobes with mirror-finished sliding doors. The en-suite is fitted with a cubicle shower, WC, and wash basin. The third bedroom, located to the front, features a front-aspect window and also has built-in wardrobes with a mirror finish. This level further benefits from a useful storage cupboard located to the left of the landing.

Externally, the property has a front patio/decked area enclosed by mature hedges. To the rear, the enclosed garden is partially paved and partially decked, offering a versatile space perfect for outdoor relaxation.



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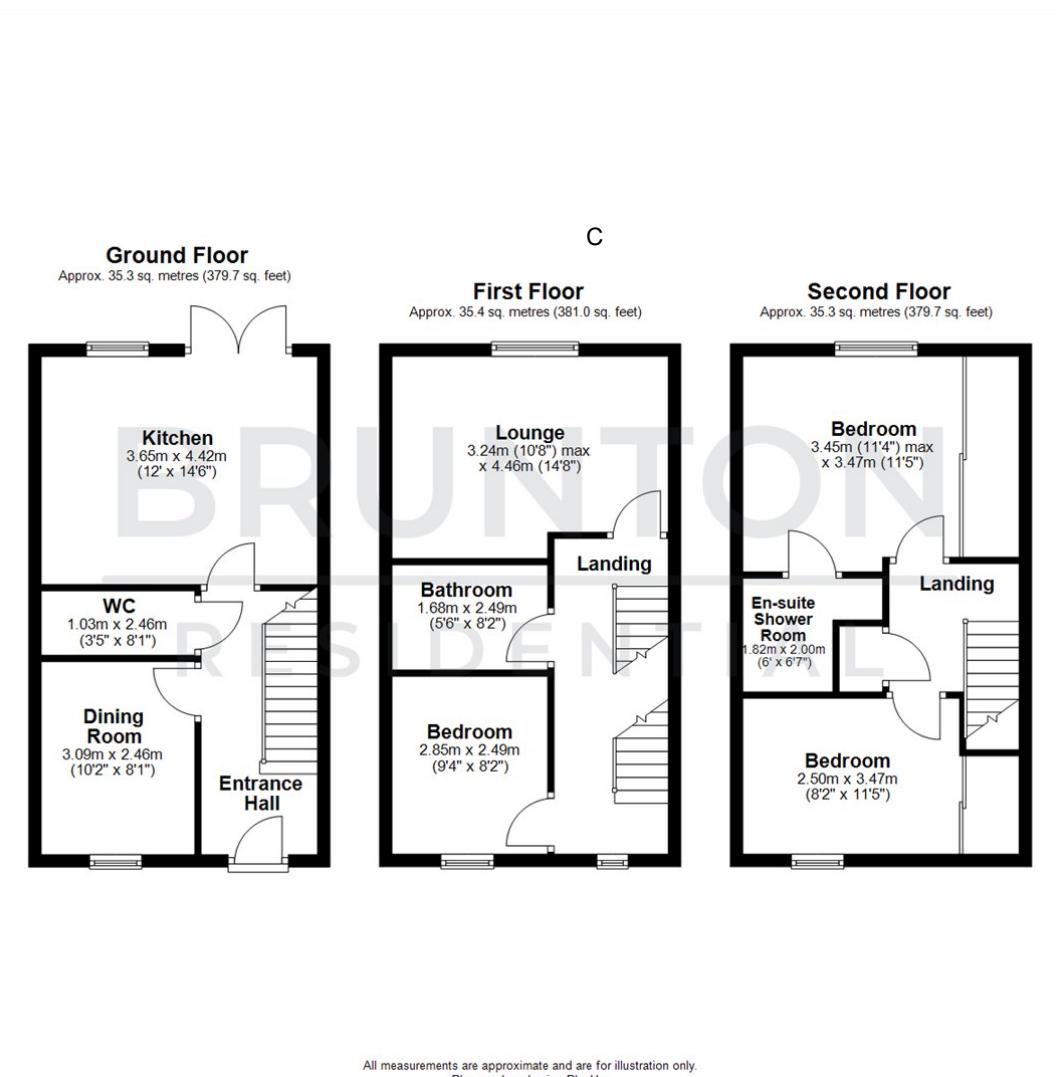
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TENURE : Freehold

LOCAL AUTHORITY : North Tyneside CC

COUNCIL TAX BAND : C

EPC RATING :



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		