



### 3 bed bungalow to buy in NE12

Hallington Mews, Killingworth, Newcastle upon Tyne, North Tyneside, NE12 6UF

**£120,000** Starting Bid

 x3  x1  x1

Tenure

**Freehold**

### Property features

- ✓ Three Bedroom Detached
- ✓ Lakeside Location
- ✓ Quiet Location
- ✓ No Upper Chain
- ✓ EPC Rating D

Garage parking

Garden

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Gas

## Description

TO BE SOLD via ONLINE AUCTION. Fees apply.

Pattinson are delighted to welcome to market this charming three bedroom detached bungalow situated in the charming lakeside location. The bungalow's idyllic location in Killingworth is just a stone's throw away from local amenities, reputable schools, and excellent transport links into Newcastle city centre, making it an ideal property for both families and professionals alike. Sitting on a generous plot, the property is complemented by a substantial outdoor space. It serves as an open invitation for the green-thumbed, as well as a safe haven for children to play freely. Please note, the property is of non-standard construction, and buyers are advised to seek guidance from their lender regarding mortgage suitability.

Comprising entrance hallway, lounge/dining room to the rear of the property, with feature stone fireplace, kitchen fully fitted with a range of cream wall and floor units, bedroom 1 double to the front of the property, bathroom white suite, double walk in shower cubicle, bedroom 2 double to the rear of the property, sun room with doors to the rear garden, bedroom 3 single to the rear. Externally there this a private rear garden. Garage in a separate block. NO UPPER CHAIN!!! Don't miss this chance to acquire a unique property in a sought-after location. Call now to arrange your viewing 0191 0191 215 0677 or [forest.hall@pattinson.co.uk](mailto:forest.hall@pattinson.co.uk)

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £120,000

Property Type: Bungalow

USPs: Garden

Parking: Garage

Heating: Gas

## Lounge

5.30m x 4.29m (17'4" x 14'0")

Good sized lounge/dining room to the rear of the property with feature stone fireplace, two double glazed windows, radiator.



## Hallway

2.87m x 1.01m (9'4" x 3'3")

UPVC double glazed door, radiator.



## Kitchen

2.84m x 2.39m (9'3" x 7'10")

Fully fitted with a range of cream wall and floor units, extractor fan, double glazed window, plumbing for washing machine, fridge freezer.



## Sun Room

2.89m x 2.23m (9'5" x 7'3")

Double glazed doors to the rear garden.



## Bedroom 1

2.94m x 2.82m (9'7" x 9'3")

Double to the front of the property with fitted wardrobes, double glazed window, radiator.



## Bedroom 2

3.37m x 2.82m (11'0" x 9'3")

Double to the rear of the property with fitted wardrobes, double glazed window, radiator.

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## Bedroom 3

2.19m x 2.18m (7'2" x 7'1")

Single to the rear of the property, double glazed window, radiator.



## Bathroom

2.03m x 1.69m (6'7" x 5'6")

White suite, double walk in shower cubicle, wash hand basin, wc, double glazed window, heated towel rail.



## Garden

Private rear garden with patio area and mature trees and shrubs



## Rear





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>	67	
(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	

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**TBC<http://www.norfolkpropertyauctions.com>**

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