

# SIGNATURE

## NORTH EAST

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 Stagshaw, Killingworth NE12 5BN



# Stagshaw, Killingworth NE12 5BN

**Offers Over £152,000**

An ideal opportunity has arisen to the market to acquire this beautifully presented, three bedroom semi-detached house, situated in a quiet cul-de-sac within the popular residential area of Killingworth. The property offers stunning, modern design, with neutral decor throughout; presenting the perfect family home in this location.

The property begins with a brief entrance hall, leading to both the living room and up to the first floor landing via the staircase. The ground floor itself is comprised of a spacious, tastefully decorated living room, with access in to the dining kitchen. The kitchen area showcases neutral storage units complemented with attractive worktops and has access out to the rear garden.

To the first floor of the property there are three generously sized bedrooms, all of which benefit from fitted wardrobes and storage space. To complete the property there is a three piece bathroom, also with fitted storage space, as well as a storage cupboard accessed via the first floor landing.

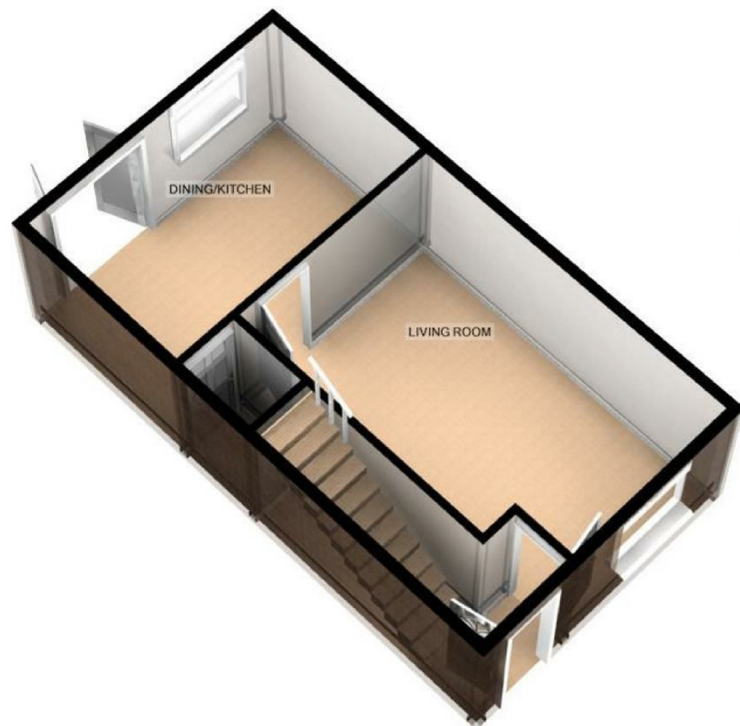
Externally, there is a driveway to the front for off street parking space. To the rear there is a low maintenance garden with a decked sitting area.

Killingworth is a popular town in North Tyneside. The area offers a wide range of shops, amenities and schooling, as well as transportation links connecting to the centre of Newcastle, the coast and other nearby towns.

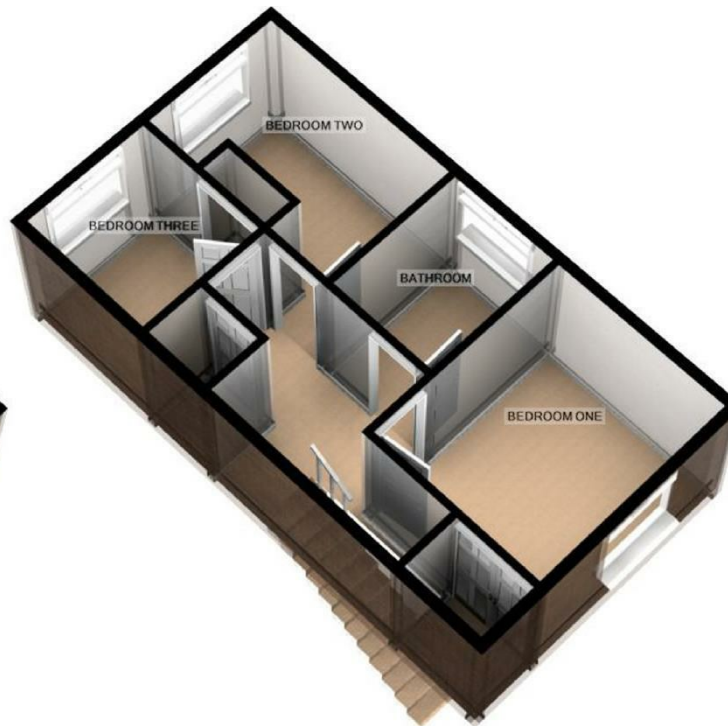


PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.

# PROPERTY FLOORPLAN



GROUND FLOOR



FIRST FLOOR

STAGSHAW, KILLINGWORTH

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale  
Made with Metropix ©2019

## Measurements:

LIVING ROOM  
16'0" x 10'5"

DINING KITCHEN  
13'6" x 8'8"

BEDROOM ONE  
10'4" x 8'11"

BEDROOM TWO  
10'0" x 7'0"

BEDROOM THREE  
6'10" x 5'10"

BATHROOM  
7'0" x 5'6"

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England & Wales

EU Directive  
2002/91/EC











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