





3



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- Beautifully Presented
- En-Suite
- Two Parking Spaces
- Front & Rear Gardens
- Must be Viewed
- Three Bedrooms
- Downstairs WC
- Close to Local Shops
- Ample Storage
- Sought After Location





**** Video Tour on Our YouTube Channel |
<https://youtu.be/9Om1s7w0cf4> ****

This stunning three bedroom house in the highly sought after Ryder Court in Killingworth close to the lake is arguably one of the best in the development. Convenient for both local amenities and road transport links, the property benefits from double glazing, ample storage and gas central heating and is an ideal home for a first time buyer or growing family.

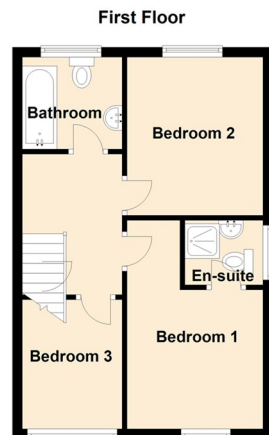
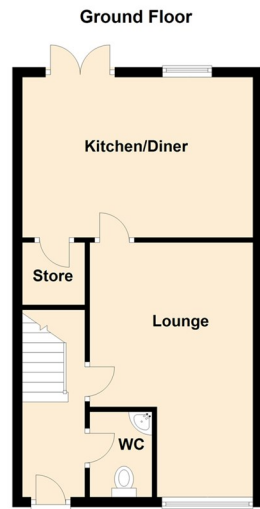
The accommodation briefly comprises to the ground floor:- stunning light and airy lounge, fantastic kitchen/diner with patio doors leading to a charming rear garden and there is also a downstairs WC. To the first floor there are three good sized bedrooms; the main bedroom boasting an en-suite, and there is also a family bathroom. Externally there is a small garden to the front of the property, and a fabulous rear garden perfect for those alfresco evenings. There is also off-street parking for two cars located to the rear.

We anticipate an extremely high level of interest in this property. Viewings are a must to appreciate the standard of accommodation on offer. To arrange your viewing or for more information please call our office on 0191 270 1122.

Covid-19 Viewing Guidelines

For the safety of our clients, yourselves and our staff we are currently only allowing viewings to go ahead if viewers wear appropriate PPE (masks and gloves). Social distancing rules must also be adhered to at all times. Where possible we will encourage vendors to leave the property while the viewing is going ahead. We also will only allow 2 people to view a property at any one time. We may share contact numbers where requested by NHS to prevent the spread of Covid-19





Lounge 16'10" x 10'9" (5.15 x 3.30)

Kitchen/Diner 10'7" x 15'3" (3.24 x 4.66)

Bedroom One 13'10" x 9'0" (4.22 x 2.75)

Bedroom Two 10'5" x 9'0" (3.20 x 2.75)

Bedroom Three 8'7" x 6'7" (2.62 x 2.02)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	83	
(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	

The difference between house and home

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