



2 bed apartment to buy in NE12

Kielder Close, Killingworth, Newcastle upon Tyne, Tyne and Wear, NE12 6TE

£110,000 Offers Over

 x 2  x 1  x 1

Tenure

Leasehold

Allocated parking

Property features

- ✓ Two-bedroom apartment
- ✓ Modern fitted kitchen with dining
- ✓ Excellent transport links and local amenities nearby
- ✓ Allocated residents' parking
- ✓ EPC Rating C

Key Information

- ✓ Council Tax: **Band B**
- ✓ EPC Rating: **C**
- ✓ Heating supply: **Electric**
- ✓ Electric supply: **National Grid**
- ✓ Water supply: **Direct mains water**
- ✓ Broadband: **FTTP (fibre to the premises)**
- ✓ Mobile signal: **Good**

Description

Pattinson Estate Agents are delighted to welcome to the market this beautifully presented two-bedroom apartment, situated within the highly sought-after area of Killingworth. Offering spacious accommodation throughout, allocated parking, and an excellent location, this property is perfectly suited to first-time buyers, professionals, downsizers, or investors alike.

The accommodation briefly comprises an inviting entrance hallway leading into a generous and bright living room, providing the perfect space for relaxing or entertaining. The modern fitted kitchen offers an excellent range of wall and base units, ample worktop space, and room for a breakfast table, creating a practical and sociable environment.

There are two well-proportioned bedrooms, with the principal bedroom benefiting from generous dimensions and excellent natural light. The second bedroom is a versatile space, currently utilised as a home office but equally suitable as a guest bedroom or nursery. Completing the accommodation is a contemporary family bathroom fitted with a modern white three-piece suite.

The property benefits from electric heaters throughout and double glazing, providing comfortable and efficient living without the need for a gas supply.

Externally, the apartment is situated within well-maintained communal grounds and benefits from allocated residents' parking.

Ideally located within Killingworth, the property offers excellent access to a wide range of local amenities including supermarkets, cafés, shops, and leisure facilities. There are also superb transport links nearby, including regular bus routes, road connections, and Metro services, providing easy access into Newcastle City Centre and surrounding areas.

Early viewing is highly recommended to fully appreciate the accommodation and location on offer.

Please call Pattinson Forest Hall today on 0191 215 0677 or email forest.hall@pattinson.co.uk to arrange your viewing.

Council Tax Band: B

Tenure: Leasehold

Length of Lease: 153

Annual Service Charge Amount: £1,500.00

Price: Offers Over £110,000

Property Type: Apartment

Parking: Allocated

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: Yes

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Electric

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good

External

Secure communal entrance with intercom system and stairs to all floors. An architectural feature entrance welcoming residents to Linden Manor. The property is set within a maintained development featuring paved access, communal shrubbery, and includes on-site allocated parking for residents.



Entrance Hall

With doors off to all rooms.

Living Room

3.77m x 4.64m (12'4" x 15'2")

A spacious and beautifully presented living room offering an abundance of natural light from the large front-facing window. The generous proportions provide ample space for a range of seating and furniture, creating an ideal setting for both relaxing and entertaining. Finished in neutral décor with fitted carpeting, the room enjoys a bright and airy feel while offering attractive views over the front aspect.



Kitchen

3.50m x 2.43m (11'5" x 7'11")

A modern fitted kitchen offering an excellent range of white wall and base units complemented by contrasting work surfaces and tiled splashbacks. Integrated with an electric hob, stainless steel sink with drainer, and plumbing for a washing machine, the kitchen is both practical and stylish. A large window allows plenty of natural light to fill the room, creating a bright and welcoming atmosphere. There is also space for a breakfast table, making this an ideal spot for casual dining, while the attractive glass block feature adds character and allows additional light to flow through the home.



Bedroom 1

3.72m x 3.35m (12'2" x 10'11")

A beautifully proportioned and airy double bedroom benefiting from bright, natural light via a double-glazed window. The room easily accommodates a double bed, full-sized chest of drawers, and additional freestanding furniture or storage. Featuring soft neutral decor, warm wood accents, and recessed spotlighting, this versatile space offers a cozy yet open retreat.



Bedroom 2

3.45m x 2.84m (11'3" x 9'3")

A well-proportioned and versatile room currently utilised as a home office, offering ample space for a double bed if required. Finished with attractive dark feature walls and laminate flooring, the room benefits from a large window providing excellent natural light. There is plenty of space for wardrobes and additional furniture, making it suitable as a guest bedroom, child's bedroom or dedicated home office.



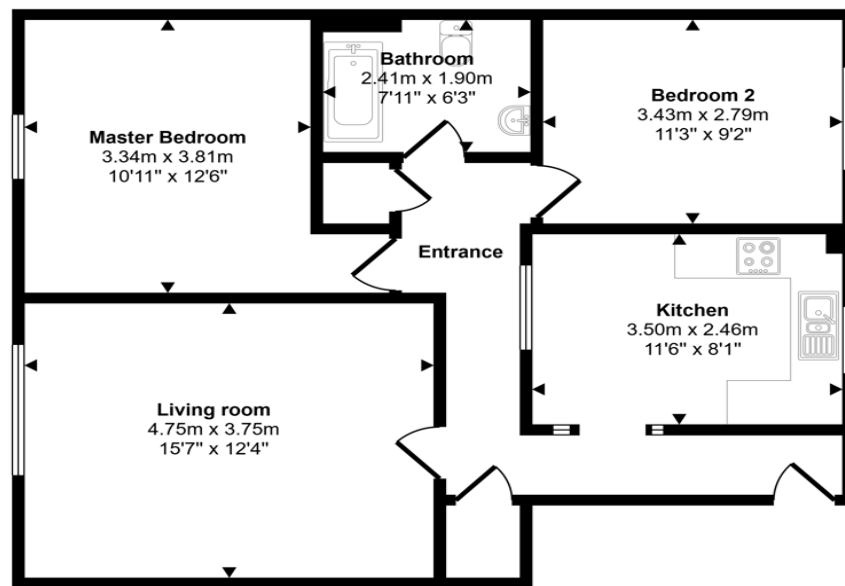
Bathroom

2.29m x 1.85m (7'6" x 6'0")

A contemporary family bathroom fitted with a white three-piece suite comprising a panelled bath with shower over, low-level WC and wash hand basin. Finished with distinctive blue mosaic tiled walls and flooring, the room is both stylish and easy to maintain. A bright, modern space providing everything required for everyday family living.



Approx Gross Internal Area
68 sq m / 730 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	75	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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Contact your local branch today for more information on this property:

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