



# Alexander Hudson Estates

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Sales Particulars

# Alexander Hudson Estates

Flodden, Garth Sixteen, Killingworth, NE12



# The Property

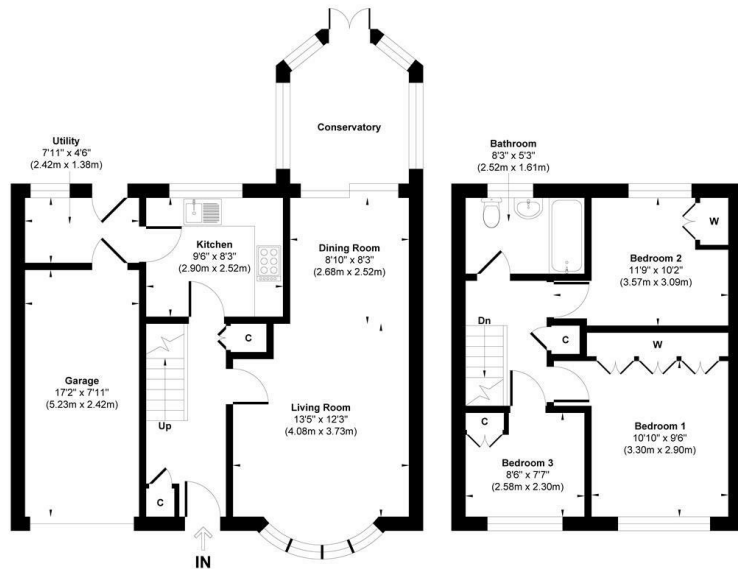
Alexander Hudson Estates introduces to market this well presented three bedroom semi detached family home, offering spacious and versatile accommodation across two floors with the added benefit of an attached garage and conservatory.

Bright and well proportioned throughout, the ground floor briefly comprises an entrance hallway leading to a generous living room featuring a bay window and ample space for relaxing and entertaining. To the rear, the dining room provides an ideal setting for family meals and opens directly into the conservatory, creating an additional reception area overlooking the garden. The kitchen is fitted with a range of wall and base units with space for appliances, while the adjoining utility room offers further storage and practicality with access through to the garage.

The first floor comprises three bedrooms, including two comfortable double bedrooms and a well sized single bedroom, ideal for use as a nursery, home office, or guest room. A family bathroom serves the first floor accommodation, alongside additional built-in storage cupboards located off the landing.

Externally, the property benefits from an attached garage providing off street parking or additional storage. To the rear, the garden has been designed for low maintenance and features a combination of patio and decorative stones, providing a practical outdoor space for relaxing and entertaining.

Killingworth has evolved from its mining heritage into a modern, thriving town. The area offers a wide range of amenities, centred around the White Swan Shopping Centre with supermarkets, local shops, welcoming pubs, and restaurants. Outdoor spaces include Killingworth Boating Lake, local bridlepaths, and nearby nature reserves, providing excellent opportunities for leisure and recreation. Transport links are strong, with bus services to Newcastle and surrounding areas and easy access to the A19 for commuters.



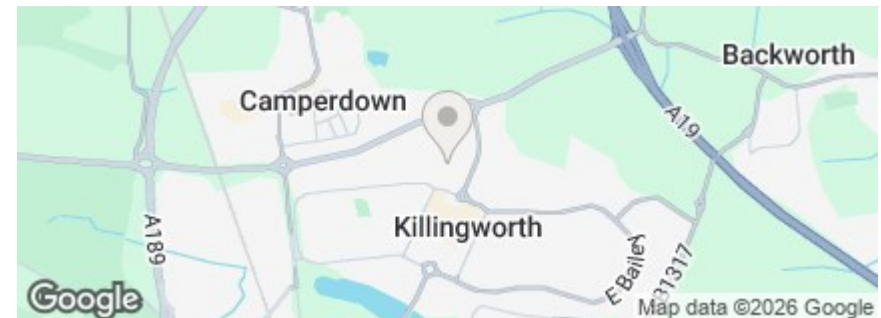
**Ground Floor**  
Approximate Floor Area  
592 sq.ft  
(55.03 sq.m)

**First Floor**  
Approximate Floor Area  
405 sq.ft  
(37.65 sq.m)

**Approx. Gross Internal Floor Area 997 sq. ft / 92.68 sq. m (Including Garage)**

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**Freehold**  
**Council Tax: B**  
**EPC Rating: 0**





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