



Alexander Hudson Estates

Sales Particulars



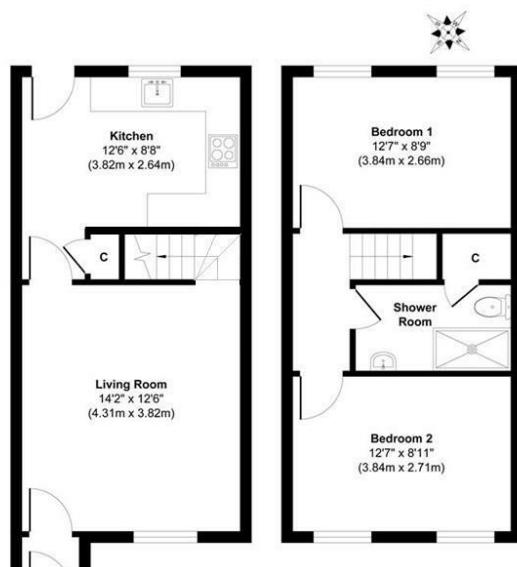
The Property

Alexander Hudson are delighted to welcome to the market this beautifully presented two-bedroom home, ideally located within a sought-after residential development in Killingworth.

Finished to a high standard throughout, the accommodation briefly comprises an entrance porch leading into a spacious lounge, featuring a staircase providing access to the first floor. To the rear, there is a contemporary fitted kitchen/dining room, complete with an access door opening onto the rear garden. The first-floor landing gives access to two well-proportioned bedrooms and a modern, well-appointed family shower room.

Externally, the property benefits from an open lawned garden with pathway to the front, while to the rear there is an attractive, enclosed garden with patio area, ideal for outdoor dining 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. Families are well served by schools including George Stephenson High School and several local primary schools, making Killingworth & Killingworth Village a vibrant, convenient, and family-friendly location.



Ground Floor
Approximate Floor Area
339 sq. ft
(31.46 sq. m)

First Floor
Approximate Floor Area
327 sq. ft
(30.36 sq. m)

Approx. Gross Internal Floor Area 666 sq. ft / 61.82 sq. m
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Freehold
Council Tax: B
EPC Rating: 49





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