

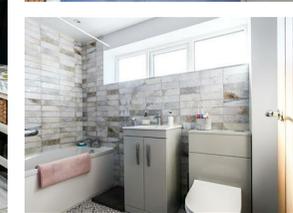


Alexander Hudson Estates

Sales Particulars

Alexander Hudson Estates

Bolam Road, Killingworth, NE12



The Property

Alexander Hudson Estates introduce this immaculately presented, and extended three-bedroom family home with gardens and garage within a block. Well positioned just a short walk from Killingworth Boating Lake with its bridleways and Lakeside Park, offering an idyllic setting within this popular residential area of Killingworth.

Access to the property is via an entrance porch which in turn gives access to a welcoming entrance hall with stairs to first floor. A spacious lounge to the front elevation offers open access to a fabulous extended kitchen/dining/snug. The Kitchen has been recently fitted with range of contemporary high gloss units extending to a large central island. The kitchen is well appointed and incorporates integrated appliances, including hob, oven, fridge/freezer and dishwasher. This lovely room then extends to a superb dining area and snug which has vaulted ceiling and sliding patio doors to the rear, whilst giving excellent natural light. From the first floor landing there are two double bedrooms with fitted wardrobes, third single bedroom and recently fitted family bathroom/wc. Externally there is a low maintenance garden to the front and private, paved, easily maintained garden to rear.

The Lakeside Centre is a two-minute walk away along with a leisure centre offering a swimming pool, indoor sports courts, a gym and a soft play for children. The Killingworth Shopping Centre (anchored by a large Morrisons supermarket), and the White Swan Centre (which includes a Doctors surgery, activity hall, cafe and Killingworth Library) are less than a mile away and ideal for any local amenities. Primary and Secondary Schools are also close-by, along with excellent transport links, with the A1 and A19 easily accessible for trips further afield.

Freehold
Council Tax: B
EPC Rating: 77



Approx. Gross Internal Floor Area 1031 sq. ft / 95.72 sq. m (Excluding Garage)
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