



# Alexander Hudson Estates

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Sales Particulars



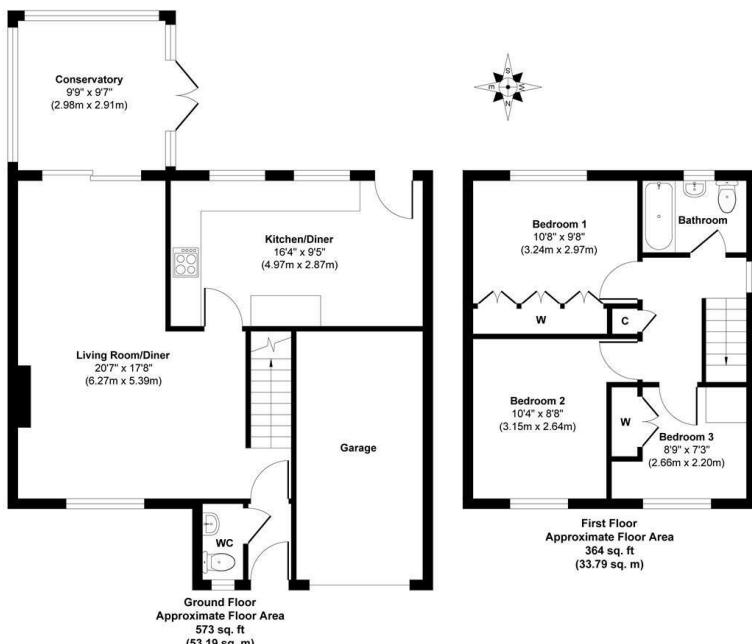
# The Property

Alexander Hudson Estates are delighted to bring to the market this beautifully presented three bedroom detached family home enjoying an attractive garden site on this quiet residential street in the popular Simonside Park Development in Killingworth.

The accommodation is spacious and has been recently upgraded to offer well appointed modern living which briefly comprises; Entrance Hall with Cloaks/wc. dual aspect lounge/dining room with media wall and patio doors from the dining area to the conservatory which in turn gives access to the rear garden. The kitchen breakfast room is fitted in a contemporary style and includes integrated appliances. To the first floor, there are two double bedrooms the principal of which has fitted wardrobes. Third single bedroom including fitted wardrobes. Family bathroom/wc. Externally; To the front a block paved driveway gives access to the single garage. Mature gardens to front and enclosed lawned garden with patio to the rear.

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.

Freehold  
Council Tax: C  
EPC Rating: 66





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