



# Alexander Hudson Estates

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Sales Particulars

Swindale Drive

Killingworth

NE12 6QU





Alexander Hudson Estates introduces this two-bedroom, end terraced family home situated in the increasingly popular suburb of Killingworth, NE12.

The property briefly comprises of an entrance hallway, downstairs WC, store room, living room and an open plan kitchen/ dining room. Two generously sized bedrooms and a family bathroom occupy the first floor. Externally, the property benefits from a sunny, low maintenance rear garden.

Both the Lakeside Centre and Killingworth Centre are a 5-minute walk away with a range of leisure facilities and shops including a large supermarket and eateries. Excellent transport links with a main bus route providing access to Newcastle City Centre with the A1 and A19 also close-by for trips to the coast and further afield.



Tenure: Freehold Council tax band: A EPC Rating: D









**Ground Floor**  
 Approximate Floor Area  
 515 sq. ft  
 (47.85 sq. m)

**First Floor**  
 Approximate Floor Area  
 415 sq. ft  
 (38.54 sq. m)

**Approx. Gross Internal Floor Area 930 sq. ft / 86.39 sq. m**

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