



# Alexander Hudson Estates

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Sales Particulars

White Swan Close

Killingworth

NE12 6UG





Alexander Hudson Estates introduces to market this four bedroom, mid-terraced townhouse located in Killingworth, NE12.

Well presented throughout, the property briefly comprises of a entrance hallway, downstairs WC and kitchen. A spacious living room and bedroom with En-suite shower room occupy the first floor. A further three bedrooms and a family bathroom are located on the second floor. Externally, the property benefits from low maintenance front and rear gardens with private driveway providing off street parking and access to the integral single garage.

The property is ideally located and within easy reach of local primary and secondary schools and sits close to a local bus route, with links to Newcastle City Centre, Quorum, Balliol and Gosforth Business Parks; whilst the A19 is only a short drive away for trips further afield. The Killingworth Shopping Centre, White Swan Centre and The Lakeside Centre are all close-by and within walking distance. Both Killingworth Boating Lake with its bridleways and Lakeside Park offer idyllic settings, perfect for family walks and exercise.

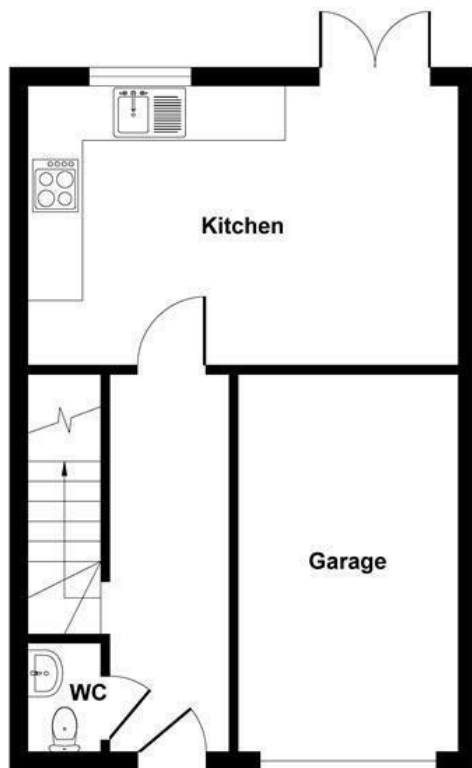
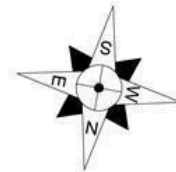
Tenure: Freehold Council tax band: C EPC Rating: C



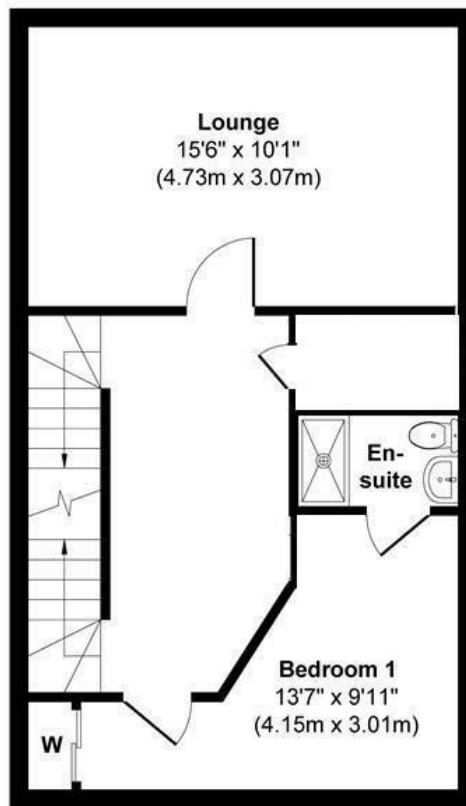




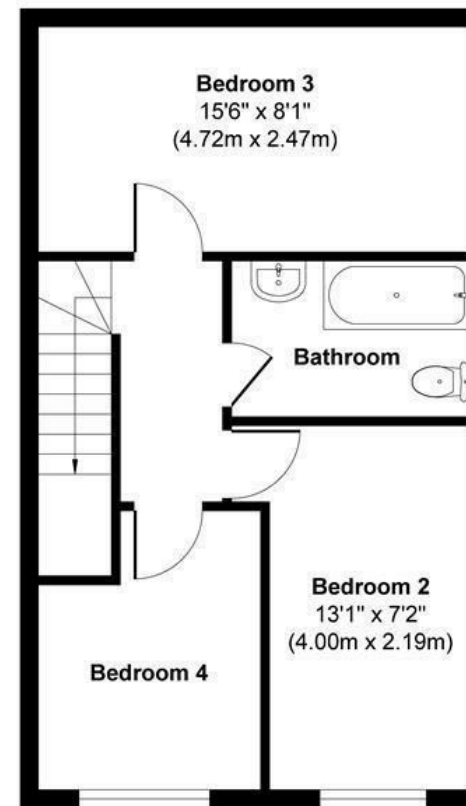




**Ground Floor**  
Approximate Floor Area  
372 sq. ft  
(34.60 sq. m)



**First Floor**  
Approximate Floor Area  
427 sq. ft  
(39.63 sq. m)



**Second Floor**  
Approximate Floor Area  
427 sq. ft  
(39.63 sq. m)

**Approx. Gross Internal Floor Area 1,226 sq. ft / 113.86 sq. m**

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