



# Alexander Hudson Estates

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Sales Particulars

Garth Sixteen

Newcastle Upon Tyne

NE12 6PY





STANFORD  
100%  
100%





Alexander Hudson Estates introduce this well-presented, ground-floor, two-bedroom apartment with a beautiful, private front garden situated in the increasingly popular suburb of Killingworth. Close by to George Stephenson High School and the White Swan Centre which has a range of amenities including a GP surgery, activity hall and café.

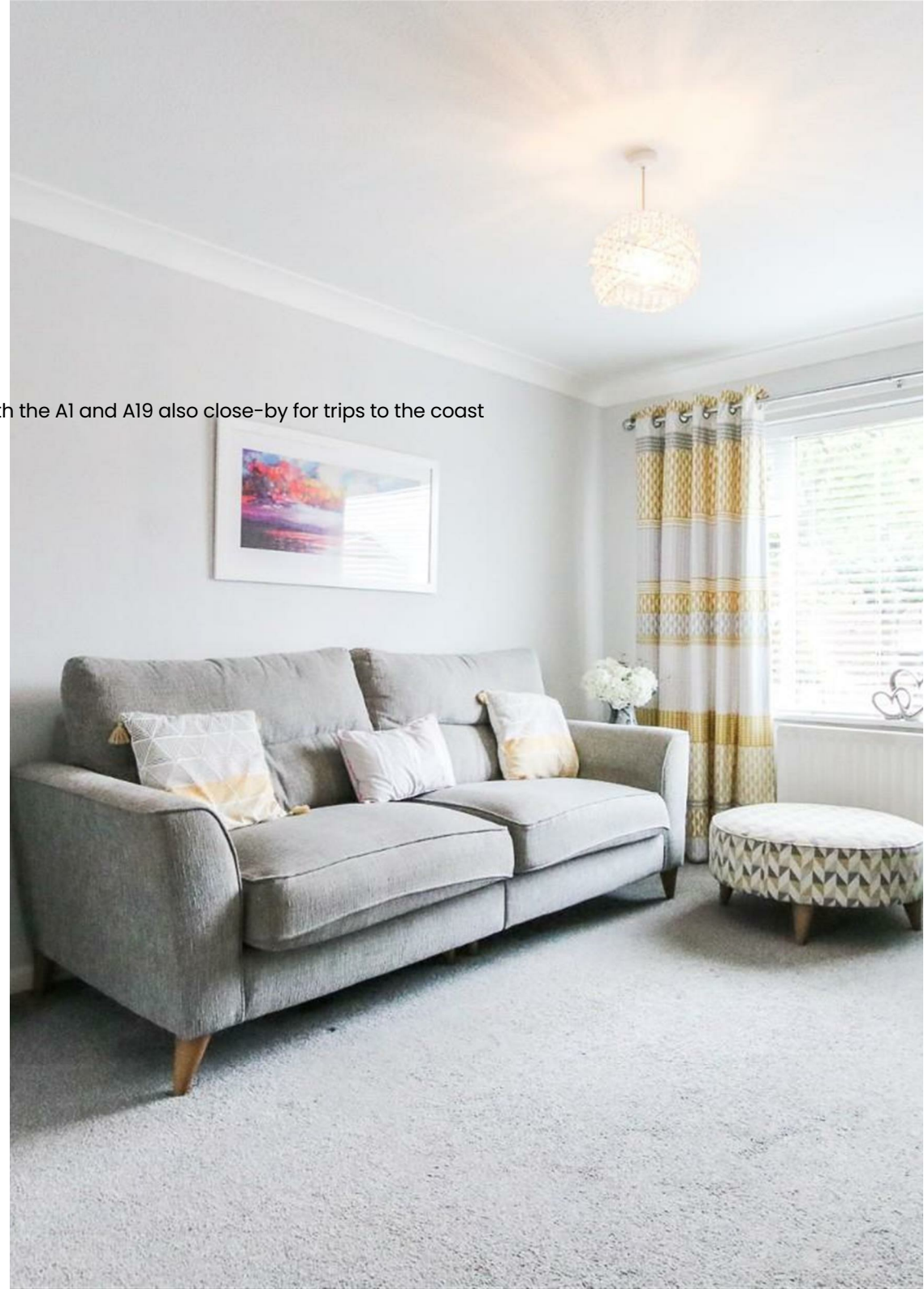
Newcastle City Centre with the A1 and A19 also close-by for trips to the coast and further afield.

Offered to the market with no onward chain, the property briefly comprises of an entrance hallway, living/ dining room and kitchen. A modern family bathroom and two good sized bedrooms can also be found in the property. Externally, the property occupies a generously sized plot, with the front of the property featuring a low maintenance garden, a perfect opportunity to sit in the garden on a sunny day.

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

**Ground floor apartment | Two bedrooms | Newly renovated | Well-presented | Private front garden | Excellent Location | Council Band: A | EPC Rating: C**

**Tenure: Leasehold   Council Tax Band: A   EPC Rating:**







- Two bedroom, ground floor • Newly renovated and well-presented throughout.
- Large garden and ample off street parking. • Well positioned for access to local schools, shops services and amenities.



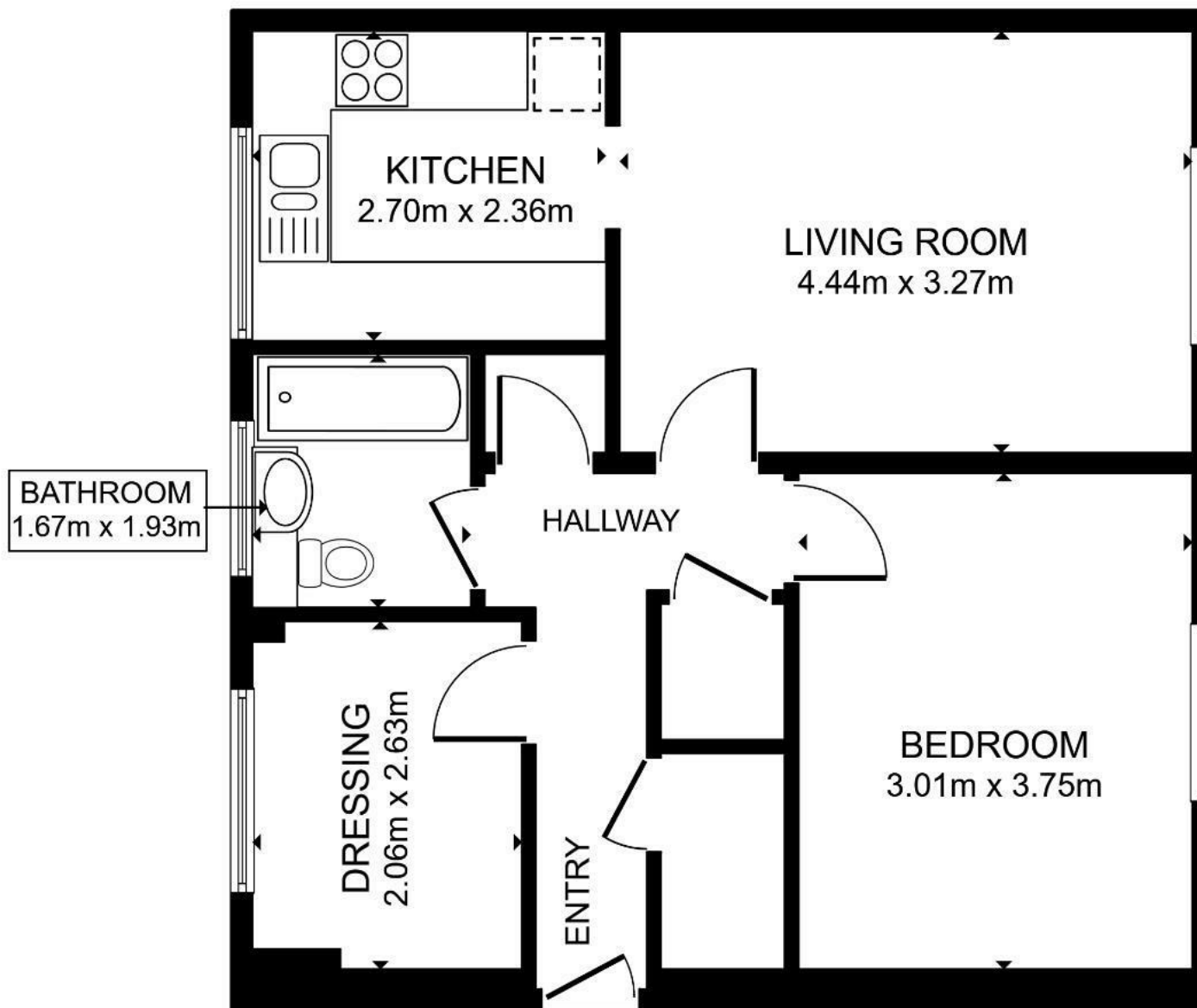












FLOOR PLAN

GROSS INTERNAL AREA  
FLOOR PLAN 51.4 m<sup>2</sup>  
TOTAL: 51.4 m<sup>2</sup>