



# Alexander Hudson Estates

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Sales Particulars





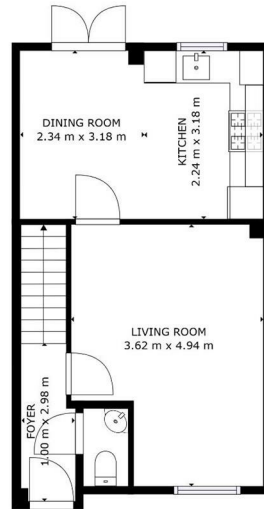
# The Property

Alexander Hudson Estates introduces this beautifully-presented, three-bedroom, end-terrace, family home located within the quiet suburb of Killingworth, a short distance from Killingworth boating lake offering scenic walks within a tranquil setting.

Beautifully presented throughout, the property briefly comprises of: entrance hallway with access to a downstairs WC, open-plan kitchen diner with garden access via French style doors and a cosy living room with panelled feature wall. To the first floor lie three bedrooms, with the master benefiting from a ensuite shower room and a modern family bathroom. To the front of the property are flowerbeds and a paved path. To the rear sits a private garden with patio area, lawn and shed providing further storage solutions. The property also benefits from a detached single garage.

The property is well located, being only a short walk to the nearest supermarket, and a ten-minute walk to the local shopping centre, which includes various shops and eateries. A leisure centre is also within a five-minute walk, providing a swimming pool, indoor sports courts, and a gym. Easy access to Newcastle City Centre and North Tyneside is provided by the local bus routes, only a few minutes' walk from the property. Local primary and secondary schools are also within walking distance.

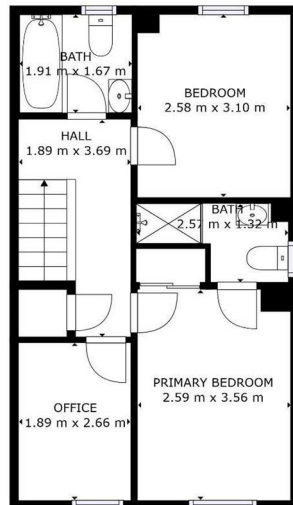
Freehold  
Council Tax: C  
EPC Rating: 83



GROSS INTERNAL AREA  
FLOOR 1: 38 m<sup>2</sup>, FLOOR 2: 38 m<sup>2</sup>  
TOTAL: 76 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

FLOOR 1

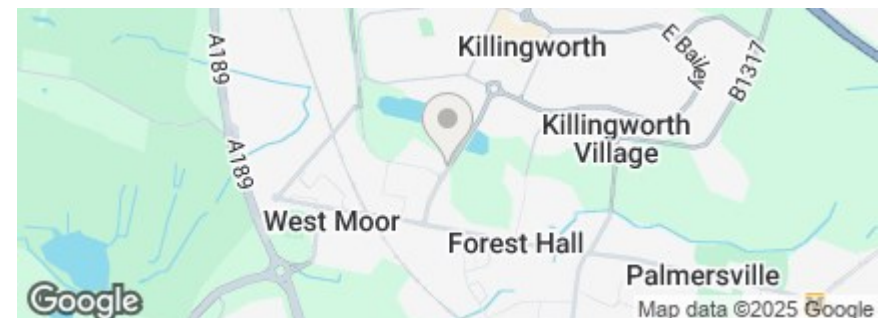
Matterport



GROSS INTERNAL AREA  
FLOOR 1: 38 m<sup>2</sup>, FLOOR 2: 38 m<sup>2</sup>  
TOTAL: 76 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

FLOOR 2

Matterport





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