



41 Northumbrian Way, Newcastle Upon Tyne
Newcastle Upon Tyne

In Excess of £240,000

41 Northumbrian Way

Newcastle Upon Tyne

Alexander Hudson Estates introduce to the market this three-bedroom end-of-terrace townhouse, positioned within the popular development off Northumbrian Way, Killingworth, NE12. The property offers well-planned accommodation arranged over three floors, together with off-street parking to the rear and an enclosed rear garden.

The property briefly comprises of an entrance hall providing access to the ground floor accommodation, together with a WC and useful understairs storage. To the front is the kitchen/dining room, fitted with a range of wall and base units, work surfaces and space for appliances, with room for a family dining table alongside.

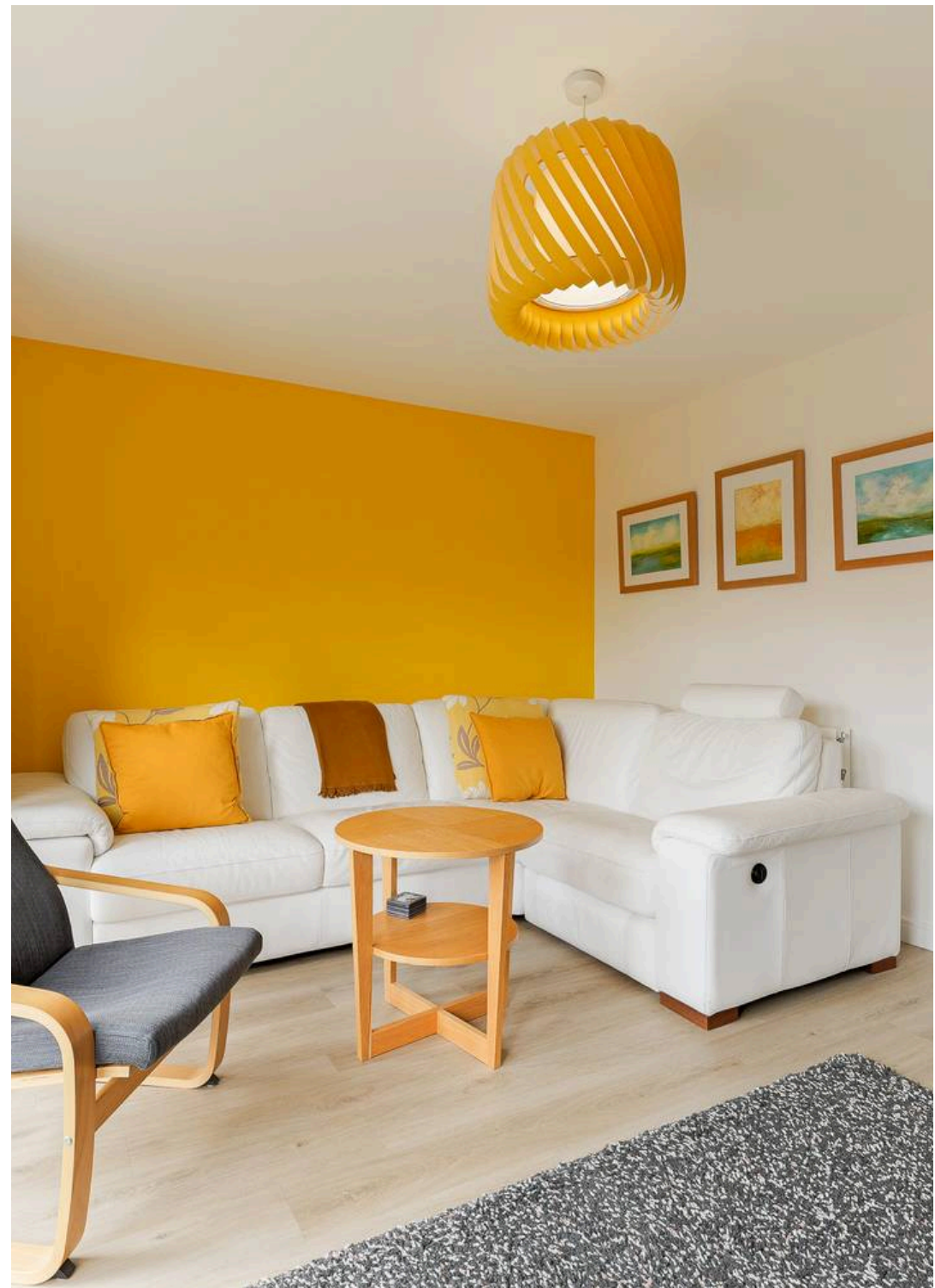
To the rear is the lounge, a comfortable reception space benefitting from doors opening directly onto the garden, creating a natural connection between indoor and outdoor living and a practical space for entertaining.

To the first floor are two further bedrooms, both well-proportioned, together with the family bathroom, which comprises of bath with shower over, wash hand basin and WC.

The second floor is dedicated entirely to the principal bedroom, a generous king benefitting from an en-suite shower room and a walk-in wardrobe, offering a private and practical arrangement away from the remaining accommodation.

Externally, the property benefits from a driveway to the rear providing off-street parking. The rear garden combines a paved patio with a gravel pathway and planted borders, offering a low-maintenance outdoor space for relaxing and entertaining.

Combining three bedrooms, a private principal suite, off-street parking and a manageable rear garden, this is a practical and well-presented townhouse within a convenient Killingworth location.





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.

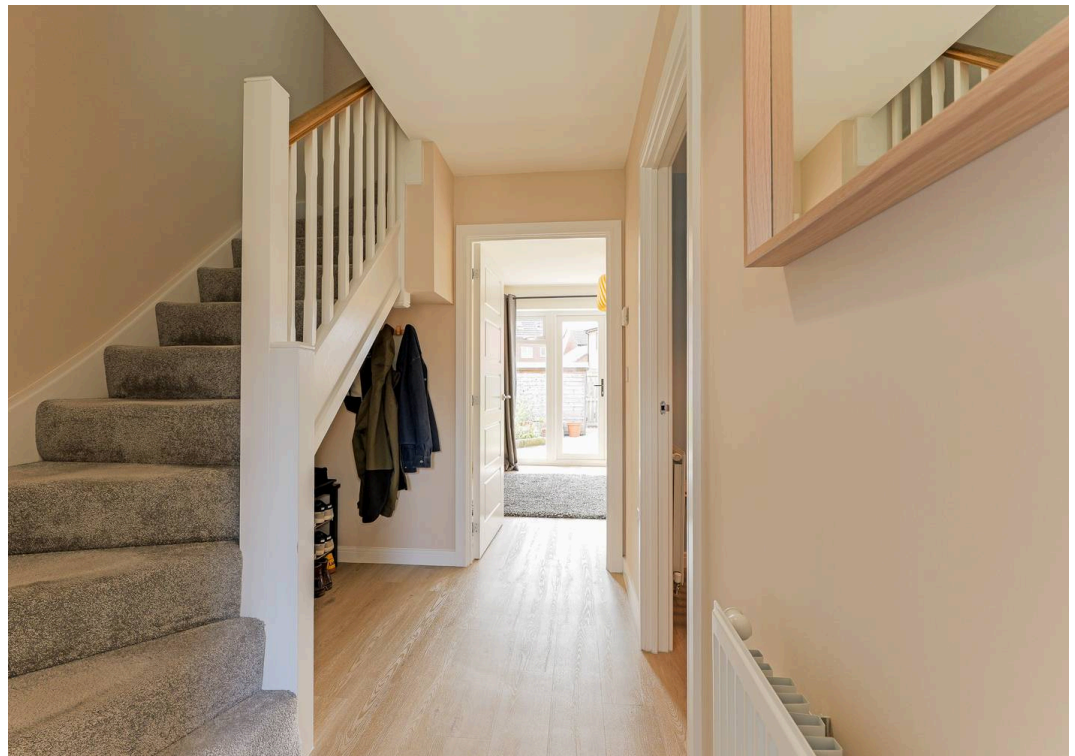
Council Tax band: C

Tenure: Freehold

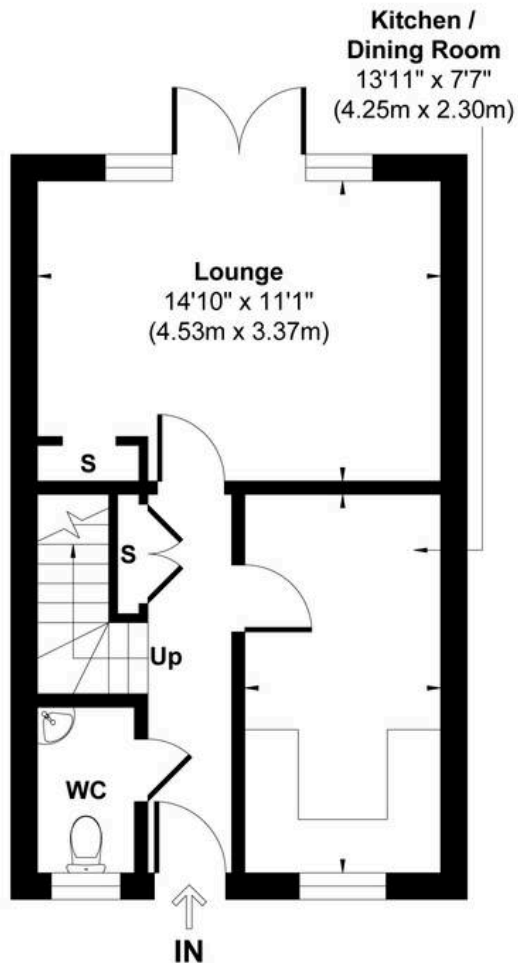
EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

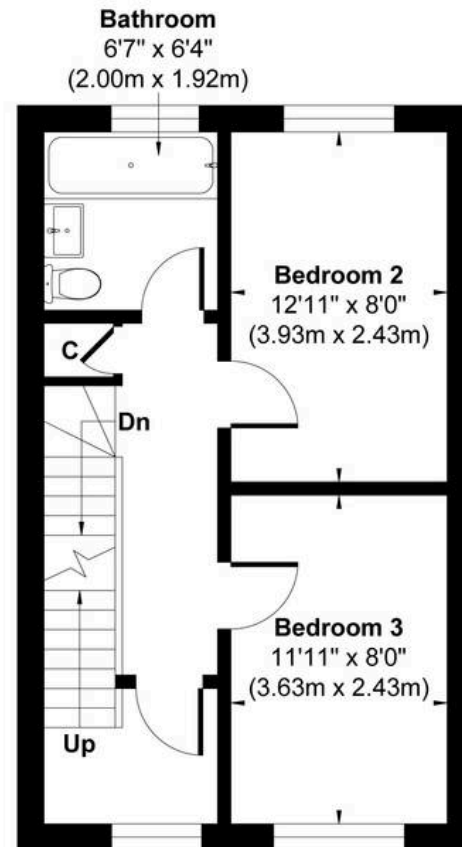
- Three-bedroom end-of-terrace townhouse arranged over three floors
- Principal bedroom with en-suite shower room and walk-in wardrobe
- Off-street parking to the rear for two cars
- Fantastic location close to local amenities and transport links



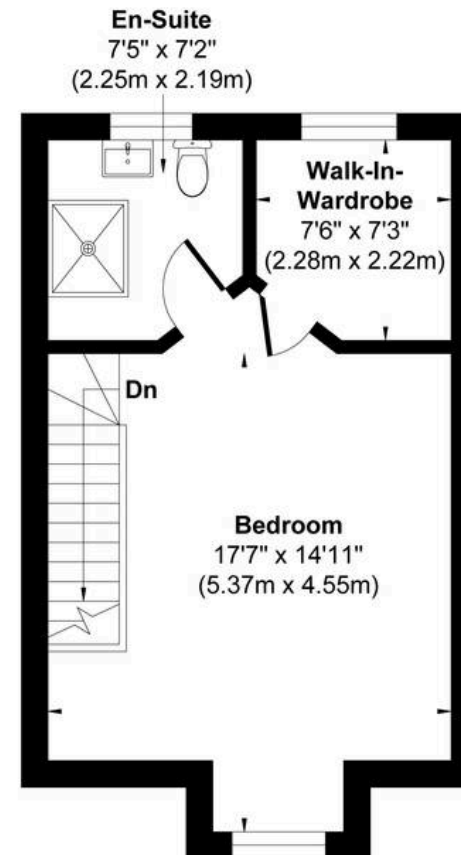




Ground Floor
Approximate Floor Area
379 sq.ft
(35.20 sq.m)



First Floor
Approximate Floor Area
379 sq.ft
(35.20 sq.m)



Second Floor
Approximate Floor Area
353 sq.ft
(32.75 sq.m)

Approx. Gross Internal Floor Area 1111 sq. ft / 103.15 sq. m

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