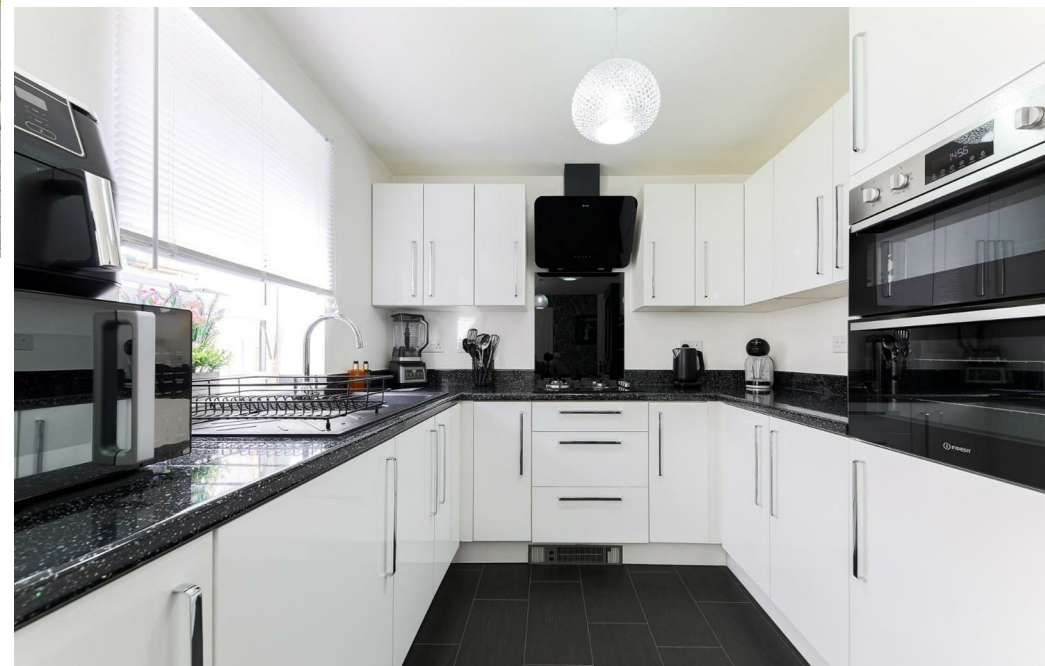
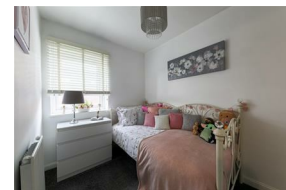




# Alexander Hudson Estates

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Sales Particulars



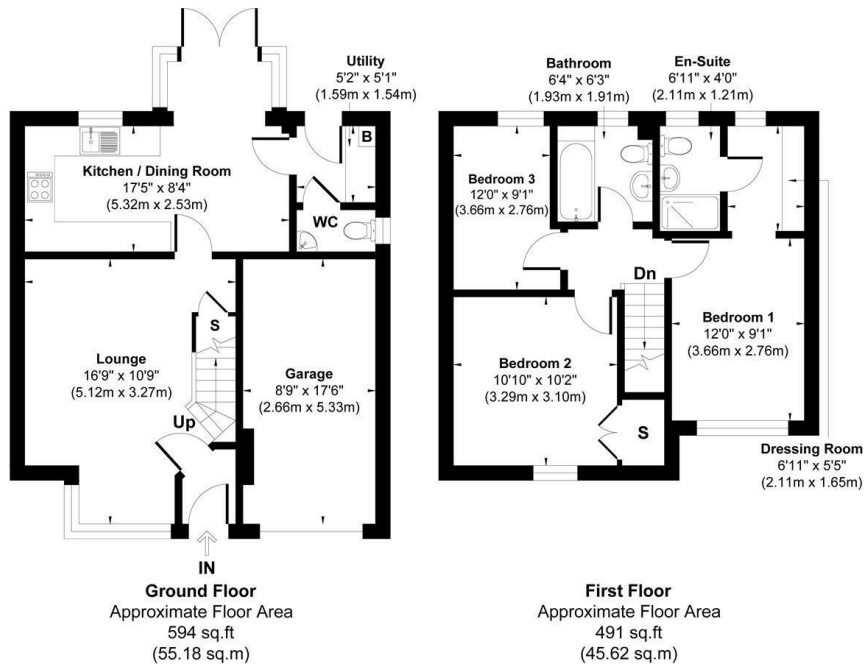
# The Property

Alexander Hudson Estates are delighted to present this beautifully presented three-bedroom detached family home, ideally located in the highly sought-after suburb of Killingworth. Offering stylish, modern living spaces and a convenient setting, this property is perfectly suited to families and professionals alike.

Upon entering, you are welcomed by a bright and spacious entrance hallway. This leads through to a stylish and inviting living room, flooded with natural light. To the rear, a contemporary dining kitchen features a range of fitted units with integrated appliances, creating an ideal space for both everyday living and entertaining. Separate Utility offering great additional work and storage space, giving access to a ground floor wc. Upstairs, the property offers three well-proportioned bedrooms, including a master bedroom with its own en-suite shower room. A modern family bathroom serves the remaining bedrooms. Externally, the home boasts a beautifully maintained rear garden featuring a decked seating area and manicured lawn, creating a private and peaceful outdoor setting ideal to enjoy the warmer months. To the front, there is a well kept garden and driveway providing off-street parking, along with access to the integral garage.

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.

Leasehold  
Council Tax: C  
EPC Rating: 77



Approx. Gross Internal Floor Area 1085 sq. ft / 100.80 sq. m

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