



Alexander Hudson Estates

Sales Particulars

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Cranham Close, Ashdown Manor, NE12



The Property

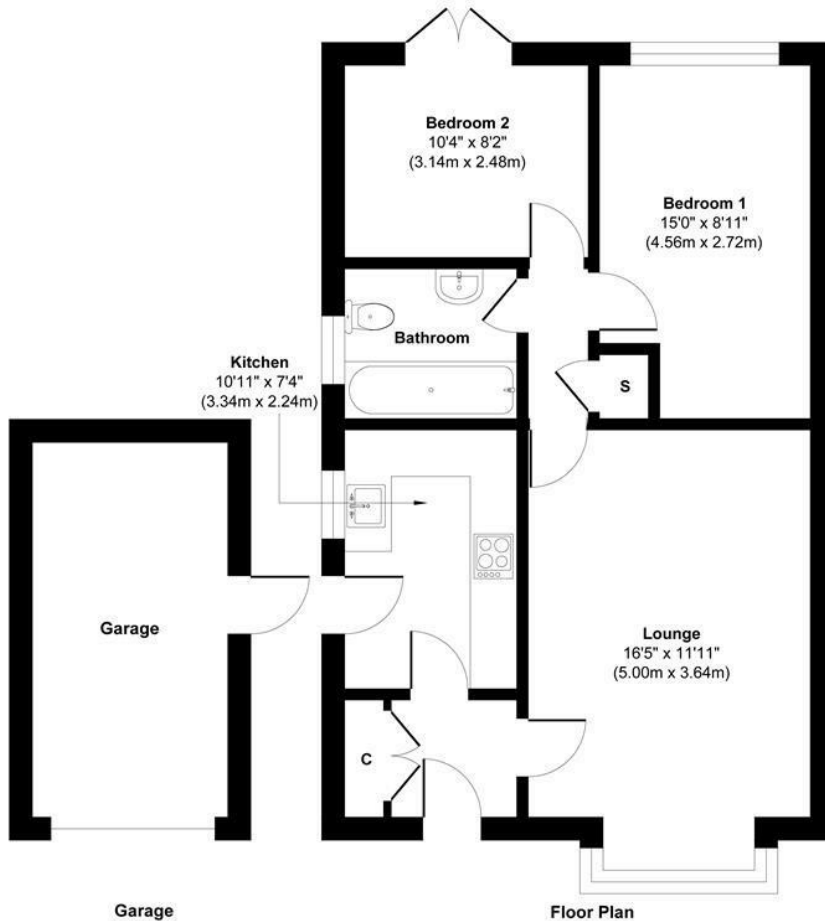
Alexander Hudson Estates are pleased to bring to the market this well positioned two bedroom semi-detached bungalow, located within the sought after Ashdown Manor Estate, NE12.

The property briefly comprises an entrance cupboard providing useful storage, a generous lounge, and a fitted kitchen incorporating an integrated gas hob, electric oven, and extractor hood. There is a family bathroom featuring a bath, wash basin, and WC set within a vanity unit. The property also benefits from a principal bedroom and a second single bedroom, which provides access to the rear garden.

Externally, the front garden is gravelled for low maintenance. To the rear is an enclosed, hard landscaped garden, along with access to a detached single garage.

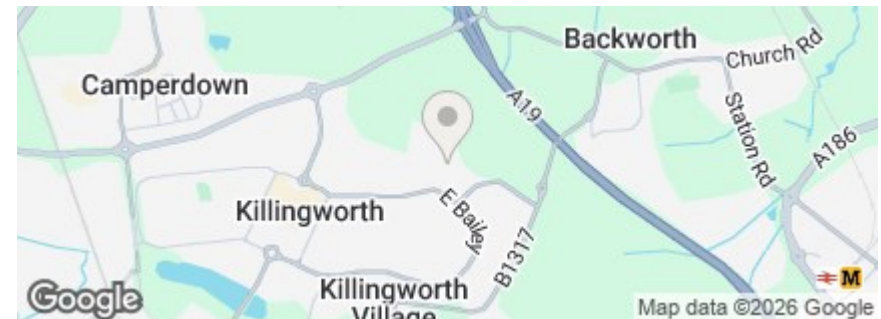
Killingworth has evolved from its mining heritage into a modern, thriving town. The area offers a wide range of amenities, centred around the White Swan Shopping Centre with supermarkets, local shops, welcoming pubs, and restaurants. Outdoor spaces include Killingworth Boating Lake, local bridlepaths, 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.

Freehold
Council Tax: B
EPC Rating: 69



Approx. Gross Internal Floor Area 643 sq. ft / 59.70 sq. m(Excluding Garage)

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Alexander Hudson Estates
The Printworks
20 Arrow Close
NE12 6QN

0191 268 7433
sales@alexanderhudson.co.uk