

# Ashley Close, Ashdown Manor, NE12

OO £220,000



## Full Description

Alexander Hudson Estates proudly presents this beautifully maintained three-bedroom semi-detached family home, perfectly situated within the highly sought-after Ashdown Manor Estate, NE12.

Immaculately presented throughout, this delightful residence offers spacious and versatile living accommodation ideal for modern family life. The ground floor welcomes you with an entrance porch leading into a bright and airy living room, perfect for relaxation. To the rear, an open-plan kitchen and dining area provides an excellent social space. Upstairs, the property comprises of three well-proportioned bedrooms, each offering a comfortable and peaceful retreat, along with a contemporary family bathroom fitted with modern fixtures and finishes.

Externally, the home is complemented by attractive front and rear gardens, both well presented and designed for low-maintenance enjoyment.

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.

## Features

- Well-presented three-bedroom semi-detached family home.
- Open-plan kitchen and dining space provides perfect entertaining space for welcoming guests.
- Low-maintenance front and rear gardens.
- Within walking distance to local Schools, amenities and transport links.

## Contact Us

### Alexander Hudson

The Printworks, 20 Arrow Close  
Killingworth

Newcastle Upon Tyne  
NE12 6QN

T: 0191 268 7433

E: [sales@alexanderhudson.co.uk](mailto:sales@alexanderhudson.co.uk)







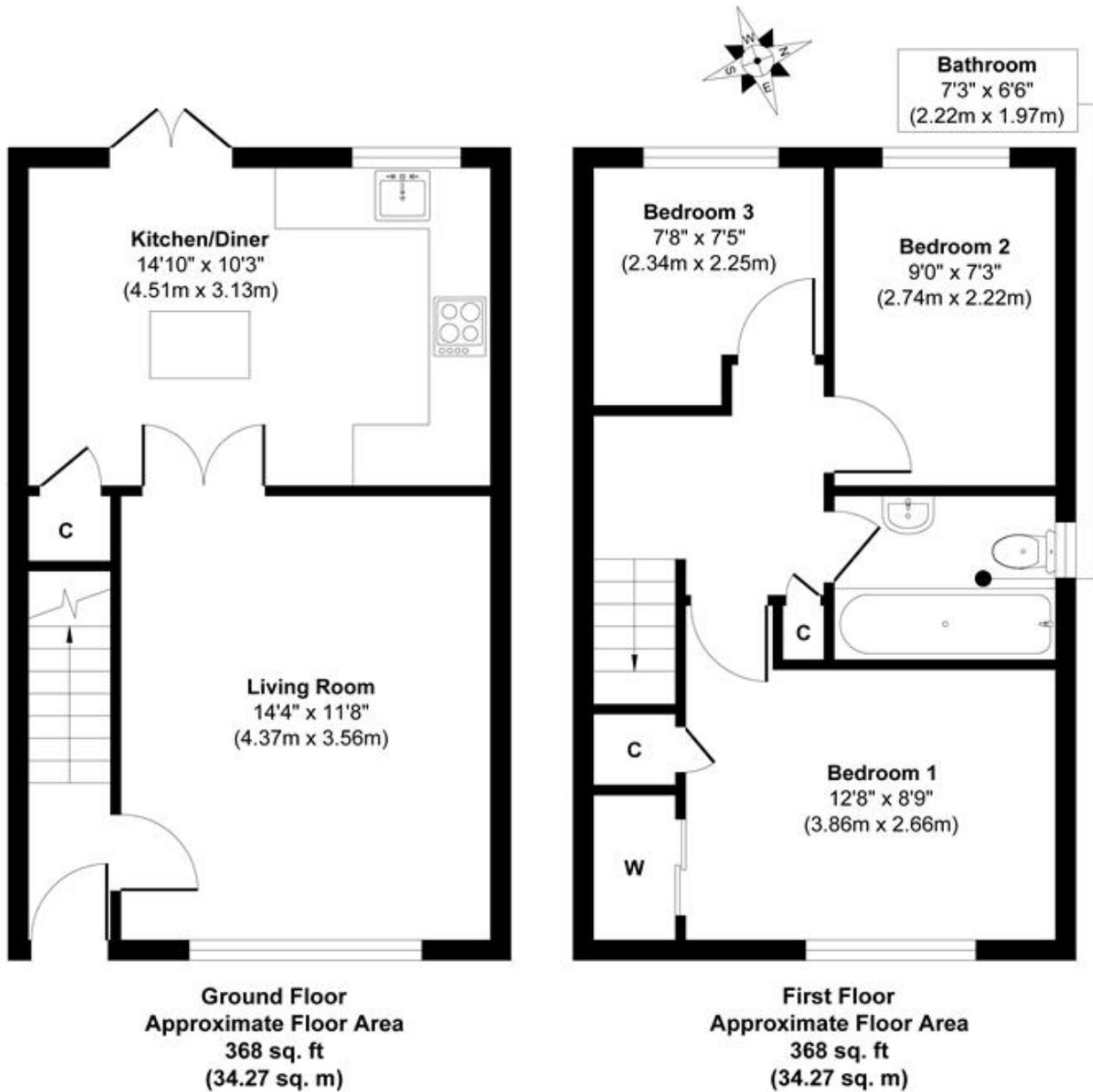
### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	





**Approx. Gross Internal Floor Area 736 sq. ft / 68.54 sq. m**

Illustration for identification purpose only, measurements approximate and not to scale, unauthorized reproduction is prohibited. All rights reserved for Alexander Hudson Estates