

# Bannockburn, Killingworth, NE12

OIRO £120,000



## Full Description

Alexander Hudson Estates is delighted to bring to the market this bright and spacious two bedroom ground floor flat, ideally located within easy walking distance of Killingworth, offering excellent access to local amenities, transport links, and green spaces.

With no onward chain, the property is well presented and thoughtfully maintained throughout. A welcoming entrance hallway provides convenient access to all rooms. The lounge is a standout feature, offering a generous and inviting space with double doors that open directly onto the private rear garden, filling the room with natural light.

The modern fitted kitchen provides ample workspace and storage, while the property boasts two generously sized bedrooms, one of which benefits from fitted wardrobes. The accommodation is completed by a contemporary bathroom.

Externally, the rear garden offers a combination of lawn and patio areas, providing a private and tranquil space, ideal for relaxing, entertaining, or enjoying outdoor activities.

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.

## Features

- Spacious two bedroom, ground floor flat
- No Chain
- Private rear garden featuring both a patio and a lawned area
- Ideally positioned close to a range of amenities and transport links

## Contact Us

### Alexander Hudson

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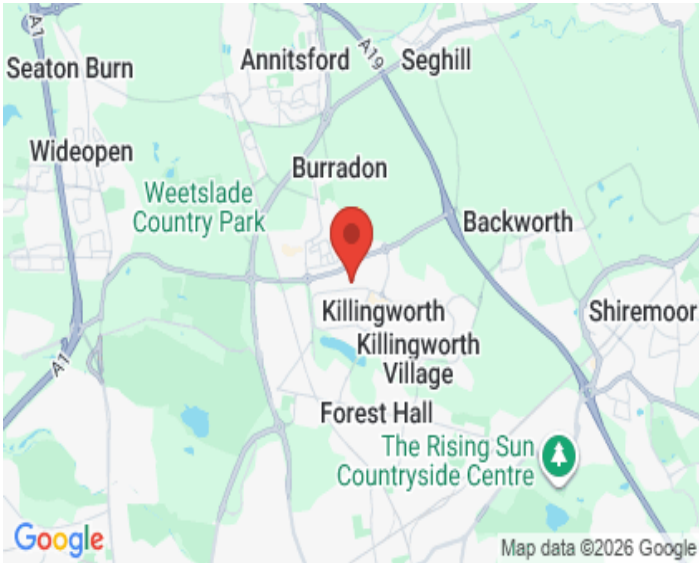
E: [sales@alexanderhudson.co.uk](mailto:sales@alexanderhudson.co.uk)



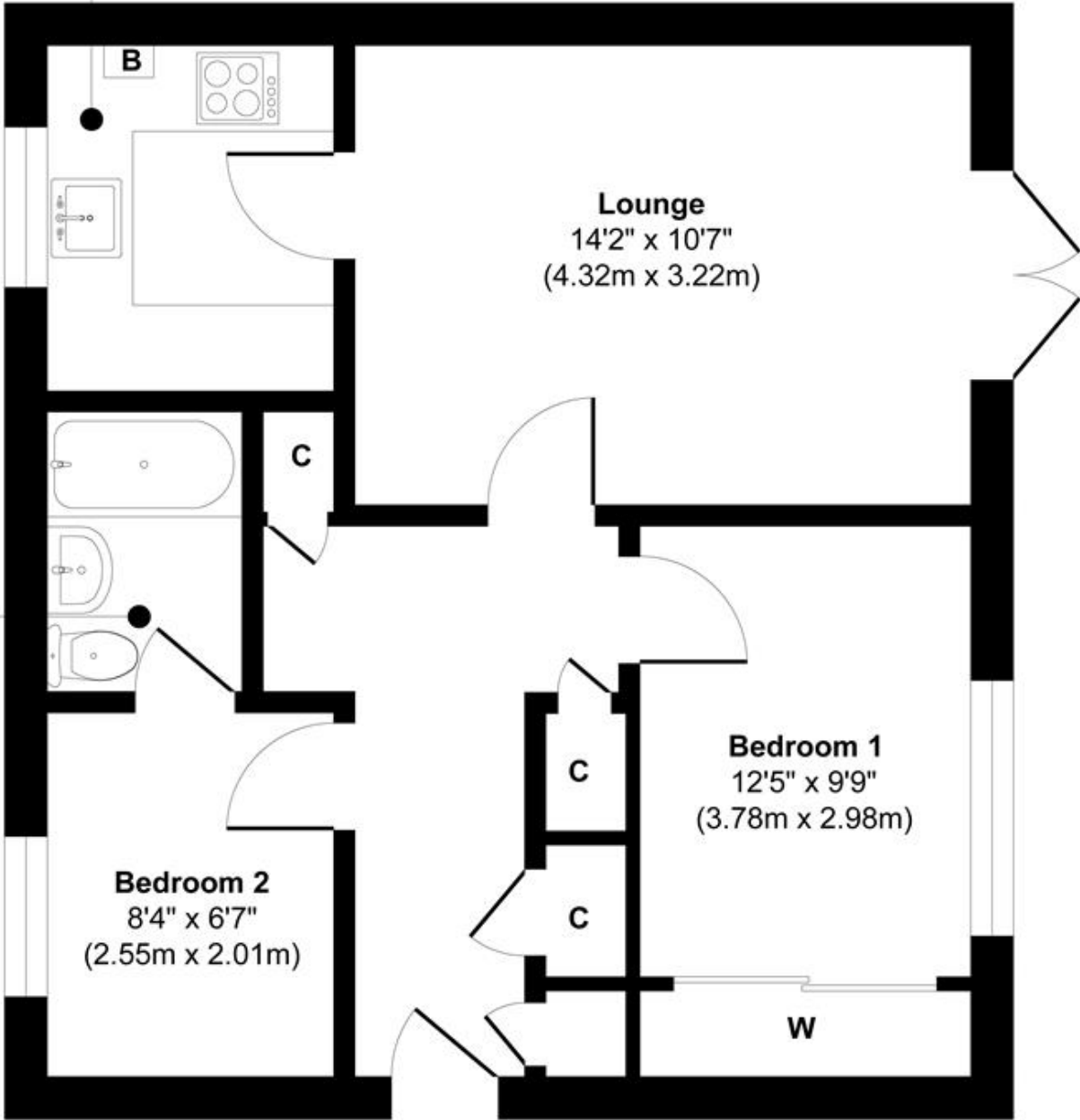


# Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>76</b>
(55-68) <b>D</b>	<b>67</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



**Kitchen**  
7'11" x 6'7"  
(2.42m x 2.01m)



**Lounge**  
14'2" x 10'7"  
(4.32m x 3.22m)

**Bedroom 1**  
12'5" x 9'9"  
(3.78m x 2.98m)

**Bedroom 2**  
8'4" x 6'7"  
(2.55m x 2.01m)

**Bathroom**  
6'5" x 4'6"  
(1.96m x 1.37m)

**Floor Plan**

**Approx. Gross Internal Floor Area 504 sq. ft / 46.85 sq. m**  
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**Alexander Hudson Estates**