

Bolam Road, Killingworth, NE12

OO £170,000



Full Description

Alexander Hudson Estates introduce this three-bedroom semi detached family home with gardens and garage located within a separate block. Well positioned on a quiet walkway, just a short walk from Killingworth Boating Lake with its bridleways and Lakeside Park, offering an idyllic setting within this popular residential area of Killingworth. The accommodation is well proportioned and briefly comprises; Entrance hall with stairs to first floor. Lounge to front with open plan access to the dining room which has French doors to the rear. Fitted Kitchen including integrated appliances. From the first floor landing, two double bedrooms, third single bedroom and a bathroom/wc including over bath shower. Externally the property has pedestrian walkway accessing an enclosed front garden which is lawned with mature shrubs. To the rear is a further enclosed garden, laid to lawn with patio. Single garage located in a separate block. AGENTS NOTE The property is currently Leasehold, however we are advised the vendor is in the process of purchasing the freehold and will be sold to any purchaser as Freehold. Killingworth has evolved from its mining heritage into a modern, thriving town. The area offers a wide range of amenities, centered 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.

Disclaimer

At Alexander Hudson Estates, we take great care to ensure our marketing is accurate, clear, and transparent. These particulars are intended as a guide only and do not form part of any offer or contract.

All descriptions, images, floor plans, and measurements are provided in good faith but should not be relied upon as statements of fact. Interested parties are advised to carry out their own due diligence and satisfy themselves as to the accuracy of the information provided.

Features

- Excellent transport links and easy access to the A19 for commuters.
- Pleasant walkway frontage with gardens front and rear and garage within a separate block.
- Spacious three bedroom semi detached home.
- Just a short walk from Killingworth Boating Lake with its bridleways and Lakeside Park.

Contact Us

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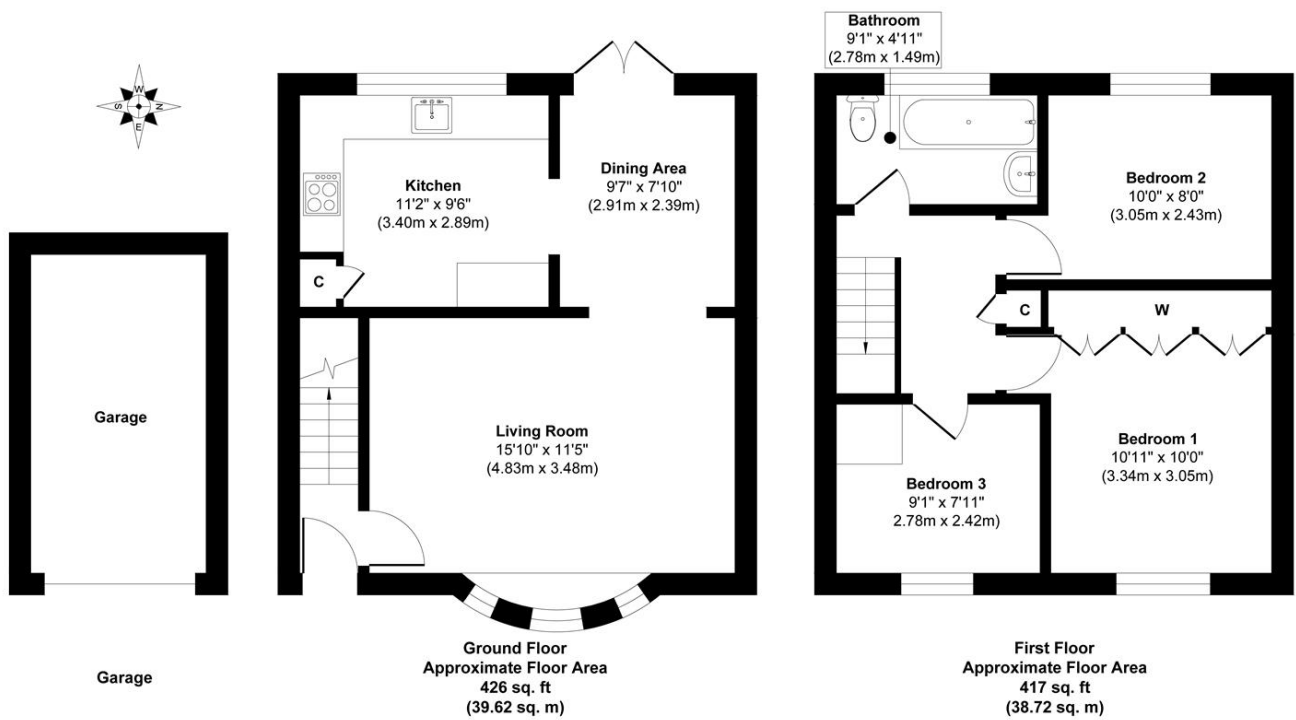






Energy Efficiency Rating			Environmental (CO ₂) Impact Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
	72	78		71	75
England, Scotland & Wales			England, Scotland & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		





Approx. Gross Internal Floor Area 843 sq. ft / 78.34 sq. m(Excluding Garage)

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