

# Cowans Avenue, Camperdown, NE12

OIRO £160,000



## Full Description

Alexander Hudson Estates are delighted to present this immaculate three-bedroom, semi-detached family home, set within the increasingly popular area of Camperdown, NE12.

Beautifully maintained throughout, the ground floor features a welcoming porch entrance, a spacious and bright modern kitchen–diner with integrated appliances, and a generous sitting room with French doors opening out to the rear garden. Upstairs, there are three well-proportioned bedrooms and a contemporary family bathroom.

Externally, the property boasts a smart, gravelled front garden. To the rear, a large, low-maintenance garden offers a lawn, decked patio area, and a useful storage shed—perfect for outdoor relaxation and entertaining.

Ideally located, the home sits in the charming village of Camperdown, within two miles of both The White Swan Centre and Lakeside Centre, which provide a variety of leisure facilities, cafés, a doctor's surgery and a soft-play centre. A well-regarded Ofsted-rated 'Good' primary school is nearby, along with main bus routes offering links to Newcastle City Centre, Quorum, Balliol and Gosforth Business Parks. The A1 and A19 are also just a short drive away, providing excellent access for travel further afield.

#Camerdown #NE12Homes #FamilyLiving #LocalAmenities  
#NorthTynesideLiving #CommuterFriendly #CommunityVibes  
#SchoolsAndParks #ConvenientLocation

## Features

- Three bedroom, semi-detached family home
- Well presented and maintained throughout
- Spacious low maintenance rear garden with patio area and lawn
- Close to local schools, amenities and transport links

## Contact Us

### Alexander Hudson

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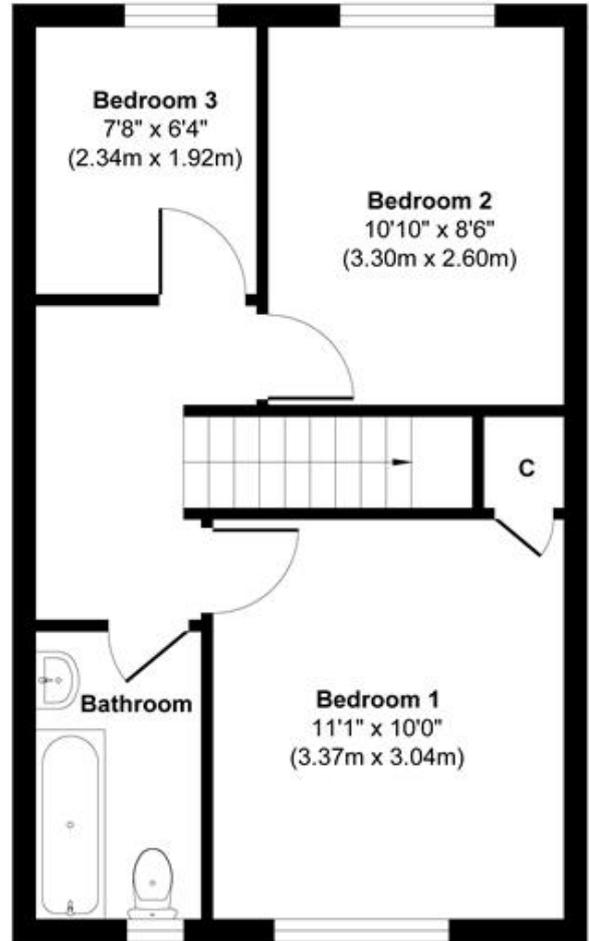


| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            | <b>72</b>               | <b>78</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 |           |





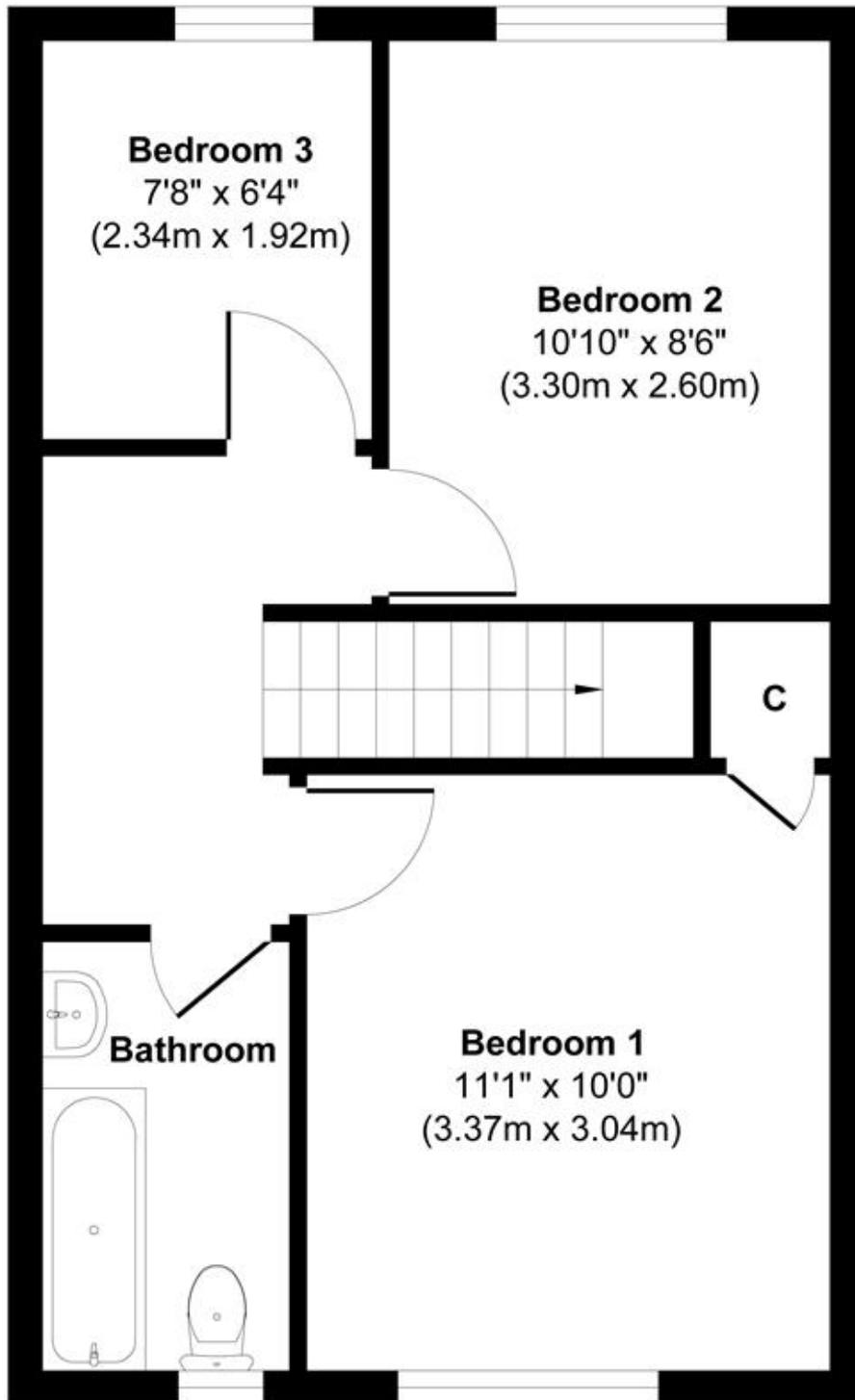
**Ground Floor**  
**Approximate Floor Area**  
**399 sq. ft**  
**(37.16 sq. m)**



**First Floor**  
**Approximate Floor Area**  
**385 sq. ft**  
**(35.84 sq. m)**

**Approx. Gross Internal Floor Area 784 sq. ft / 73.00 sq. m**

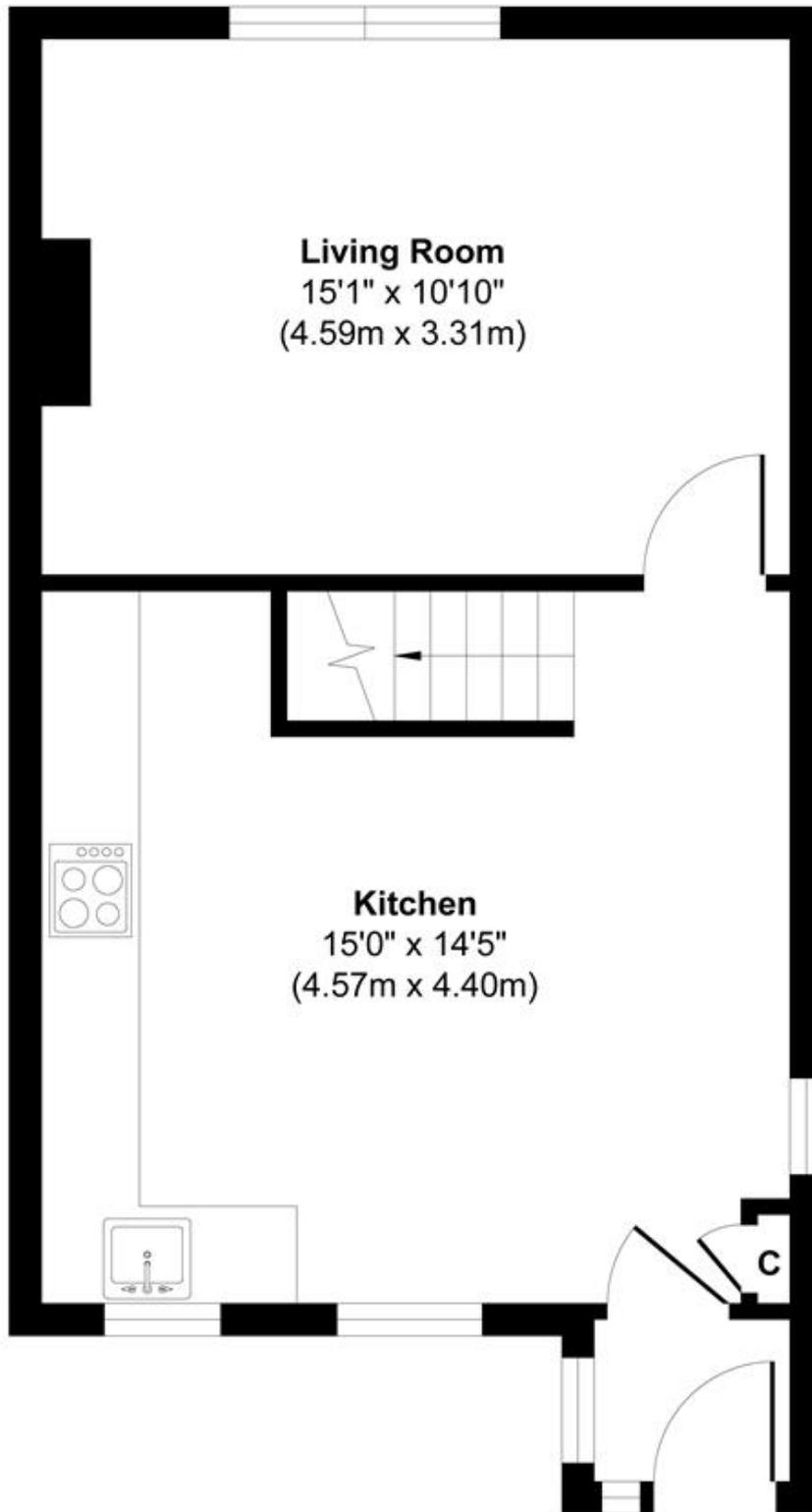
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## First Floor

**Approx. Gross Internal Floor Area 385 sq. ft / 35.84 sq. m**

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**Ground Floor**

**Approx. Gross Internal Floor Area 399 sq. ft / 37.16 sq. m**  
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