

# Edgemount, Killingworth, NE12

OIRO £260,000



## Full Description

Alexander Hudson Estates are delighted to present this well proportioned and recently improved three bedroom semi detached family home, ideally arranged over two floors and offering versatile living space throughout.

The ground floor comprises a welcoming entrance hallway leading into a spacious lounge, perfect for relaxing and entertaining. A staircase with a quarter-turn landing is openly positioned within the living space, adding character and flow to the home. To the rear, a stunning, recently refurbished open-plan kitchen and dining area features a central island and modern fittings, with double doors opening out to the rear garden, creating a bright and sociable space ideal for family living.

Upstairs, the first floor hosts three bedrooms, including a well sized principal bedroom complete with a private en-suite shower room. Two further bedrooms provide flexible accommodation for family, guests, or a home office, alongside a contemporary family bathroom.

Externally, the property benefits from off-street parking and access to an integral garage to the front. The rear garden has been designed for low maintenance, featuring a combination of decking and artificial lawn, perfect for outdoor dining and entertaining.

**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 thriving town. The area offers amenities centred around the White Swan Shopping Centre, including supermarkets, shops, pubs, and restaurants. Outdoor spaces include Killingworth Boating Lake, bridlepaths, and nearby nature reserves. Transport links are strong, with bus services to Newcastle and easy access to the A19. Families benefit from George Stephenson High School and local primary schools, making Killingworth & Killingworth Village a convenient, family-friendly location.

## Features

- Beautifully presented three bedroom semi detached family home.
- Recently refurbished open-plan kitchen/diner and modern family bathroom.
- Offered with no onward chain.
- Within walking distance to local schools, amenities and transport links.

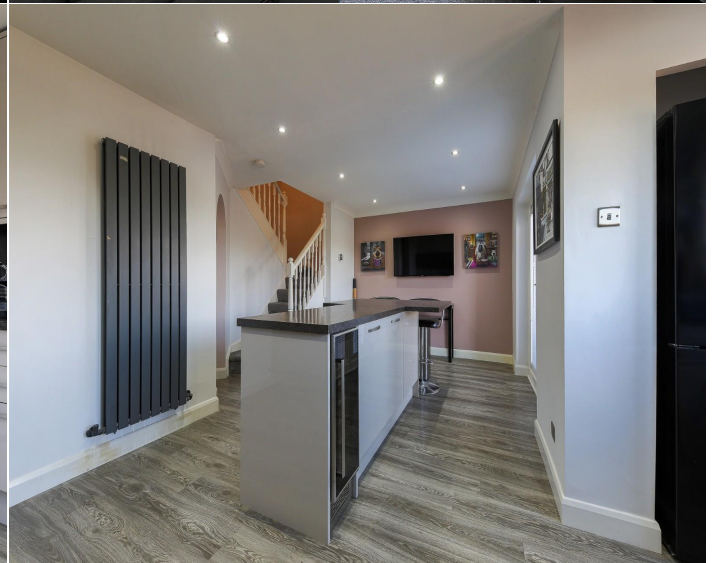
## Contact Us

### Alexander Hudson

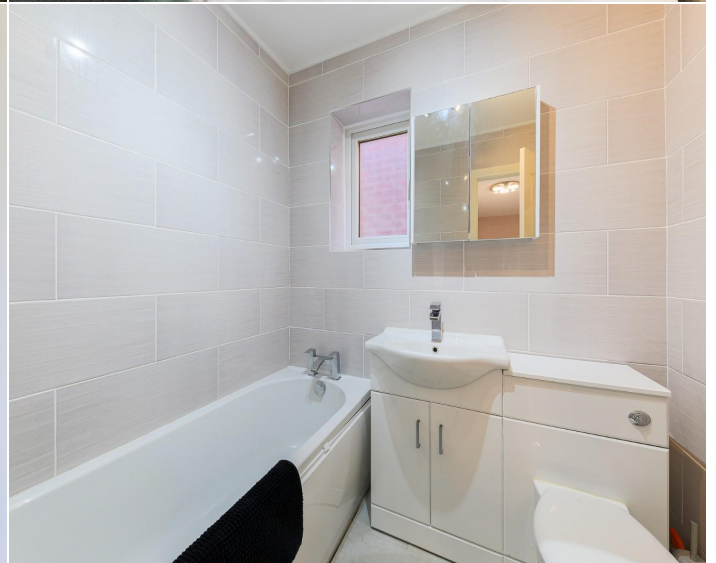
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Killingworth  
Newcastle Upon Tyne  
NE12 6QN

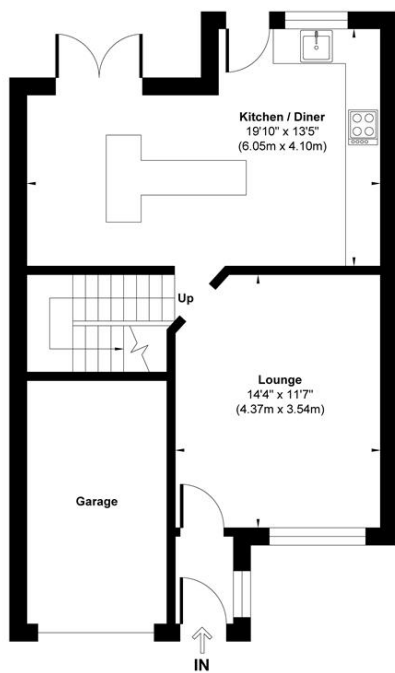
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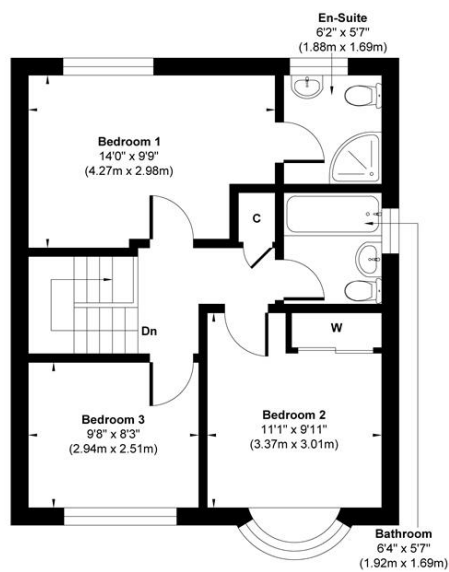








**Ground Floor**  
 Approximate Floor Area  
 451 sq.ft  
 (41.91 sq.m)



**First Floor**  
 Approximate Floor Area  
 491 sq.ft  
 (45.60 sq.m)

**Approx. Gross Internal Floor Area 942 sq. ft / 87.51 sq. m (Excluding Garage)**

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