

# Edgemount, Killingworth, NE12

OO £290,000



## Full Description

Alexander Hudson Estates are delighted to present this beautifully maintained three-bedroom detached family home, ideally located in the sought-after residential area of Killingworth, NE12.

This attractive property offers a welcoming entrance porch, a spacious living room, and a modern kitchen opening into a separate dining area with access to a bright conservatory, opening out onto a generous rear garden. Upstairs, the home features three well-proportioned bedrooms, including a master bedroom with a private en-suite shower room, along with a contemporary family bathroom.

Externally, the property boasts a well-kept front lawn, a private driveway with off-street parking, and access to an integral garage. The rear garden features a lush lawn, a paved patio, perfect for relaxing or hosting family and friends.

Ideally situated within walking distance of local schools and shops, the property also benefits from excellent transport links, including the nearby A19 for easy access to both Newcastle city centre and the beautiful Northumberland coastline. Residents are just a short walk from Killingworth Shopping Centre, anchored by a large Morrisons supermarket,

and the White Swan Centre, which houses a doctor's surgery, café, activity hall, and library. Nearby attractions include Killingworth Boating Lake and Lakeside Park with scenic bridleways, as well as the Lakeside Centre offering a swimming pool, gym, indoor sports courts, and soft play facilities.

### 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

- Beautifully presented three bedroom detached home in the heart of Killingworth.
- Integrated garage and driveway, offering ample space for parking.
- Private rear garden with well-maintained lawn and patio space, perfect for entertaining.
- Within walking distance to local schools, amenities and transport links.

## Contact Us

### Alexander Hudson

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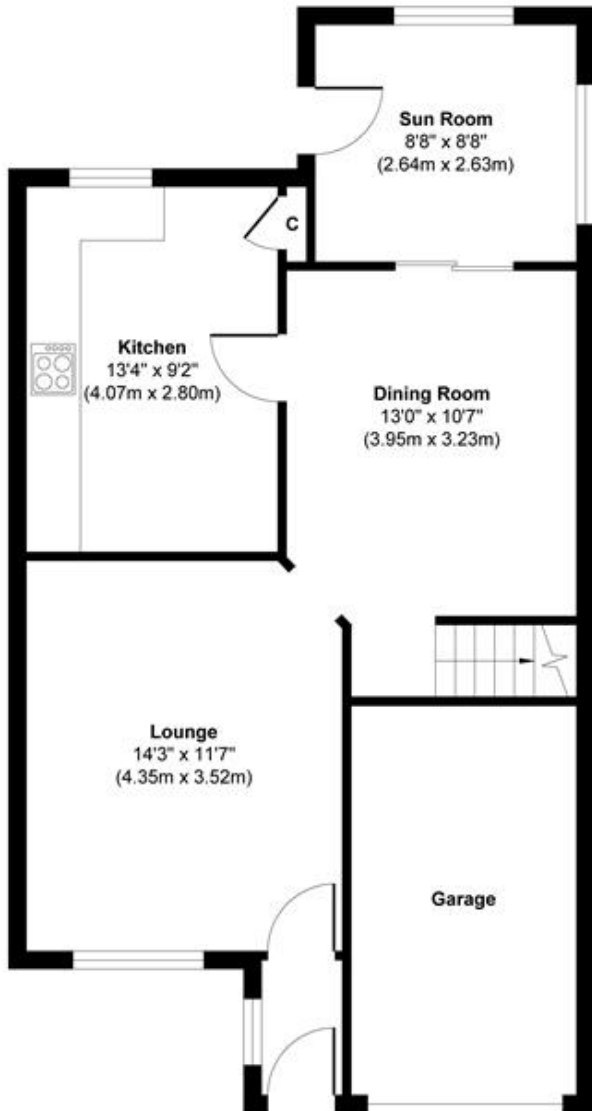




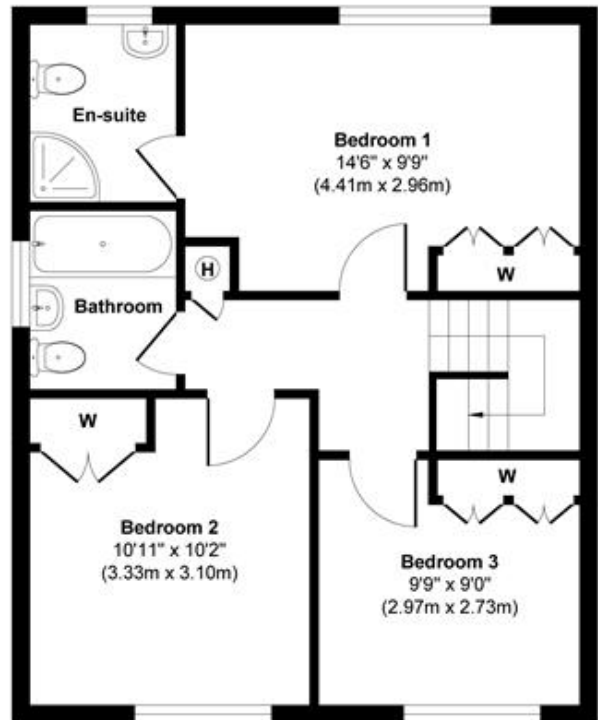
| Energy Efficiency Rating                    |         |                                                                                                             |
|---------------------------------------------|---------|-------------------------------------------------------------------------------------------------------------|
|                                             | Current | Potential                                                                                                   |
| Very energy efficient - lower running costs |         |                                                                                                             |
| (92-100) A                                  |         | 82                                                                                                          |
| (81-91) B                                   |         |                                                                                                             |
| (69-80) C                                   |         |                                                                                                             |
| (55-68) D                                   | 69      |                                                                                                             |
| (39-54) E                                   |         |                                                                                                             |
| (21-38) F                                   |         |                                                                                                             |
| (1-20) G                                    |         |                                                                                                             |
| Not energy efficient - higher running costs |         |                                                                                                             |
| England, Scotland & Wales                   |         | EU Directive 2002/91/EC  |

| Environmental (CO <sub>2</sub> ) Impact Rating                  |               |                                                                                                             |
|-----------------------------------------------------------------|---------------|-------------------------------------------------------------------------------------------------------------|
|                                                                 | Current       | Potential                                                                                                   |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |               |                                                                                                             |
| (92-100) A                                                      | <div>67</div> | <div>81</div>                                                                                               |
| (81-91) B                                                       |               |                                                                                                             |
| (69-80) C                                                       |               |                                                                                                             |
| (55-68) D                                                       |               |                                                                                                             |
| (39-54) E                                                       |               |                                                                                                             |
| (21-38) F                                                       |               |                                                                                                             |
| (1-20) G                                                        |               |                                                                                                             |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |               |                                                                                                             |
| England, Scotland & Wales                                       |               | EU Directive 2002/91/EC  |





**Ground Floor**  
**Approximate Floor Area**  
**555 sq. ft**  
**(51.52 sq. m)**



**First Floor**  
**Approximate Floor Area**  
**500 sq. ft**  
**(46.49 sq. m)**

**Approx. Gross Internal Floor Area 1055 sq. ft / 98.01 sq. m(Excluding Garage)**

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