

# Garth Twentytwo, Killingworth, NE12

OIRO £140,000



## Full Description

Alexander Hudson Estates introduces to market this well presented two-bedroom, terraced family home in the popular residential area of Killingworth, NE12.

Bright and spacious throughout, the property briefly comprises of entrance hallway, living room and a modern kitchen/ dining room. Integrated appliances include gas hob, with extractor and electric oven. Additional reception space to the rear, ideal as a garden/playroom. Two double bedrooms both with fitted wardrobes and storage and a family bathroom with separate W, occupy the first floor. Externally, the property benefits from an enclosed garden area to front including artificial grass for low maintenance onto a walkway frontage and a sunny low maintenance rear garden with access gate onto the open green and adjacent famous concrete Hippo's.

The property is ideally located and within easy reach of local primary and secondary schools and sits close to a local bus route, with links to Newcastle City Centre, Quorum, Balliol and Gosforth Business Parks; whilst the A19 is only a short drive away for trips further afield. The Killingworth Shopping Centre, White Swan Centre and The Lakeside Centre are all close-by and within walking distance. Both Killingworth

Boating Lake with its bridleways and Lakeside Park offer idyllic settings, perfect for family walks and exercise.

## Features

- Well Presented two bedroom mid terraced home.
- Spacious ,bright accommodation with enclosed rear garden.
- Lovely position overlooking open green to the rear.
- Within easy reach of local schools, transport links , shops and amenities..

## Contact Us

### Alexander Hudson

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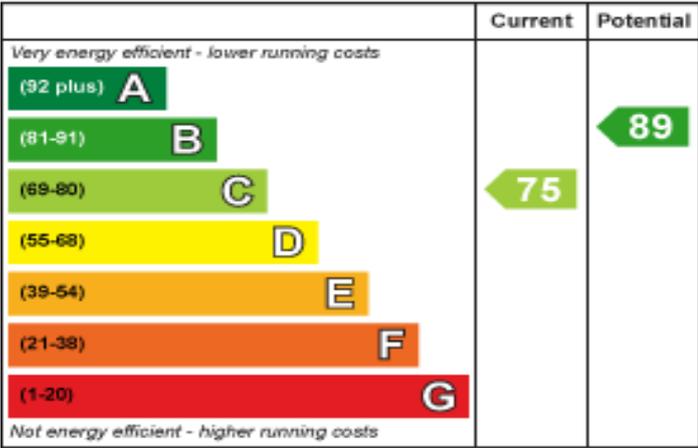






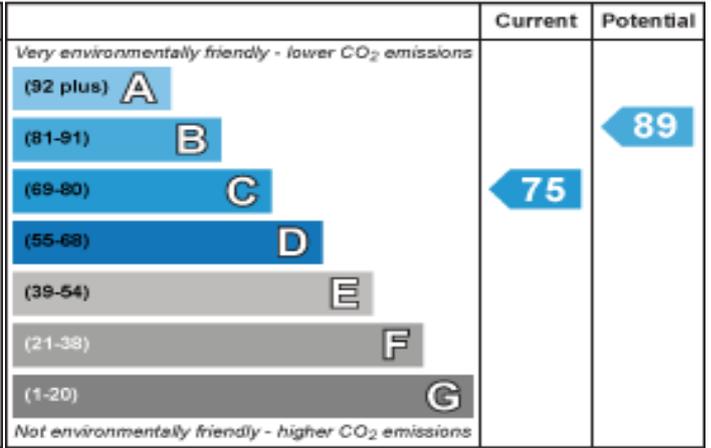


**Energy Efficiency Rating**



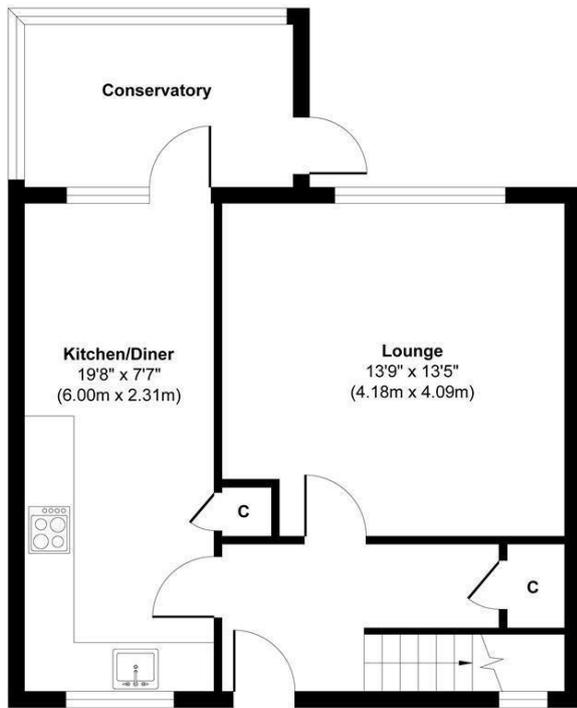
**England & Wales** EU Directive 2002/91/EC 

**Environmental Impact (CO<sub>2</sub>) Rating**

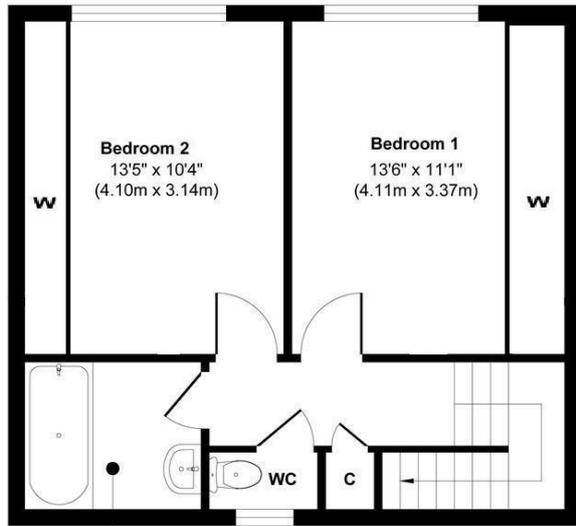


**England & Wales** EU Directive 2002/91/EC 





**Ground Floor**  
 Approximate Floor Area  
 426 sq. ft  
 (39.54 sq. m)



**Bathroom**  
 7'1" x 5'11"  
 (2.15m x 1.81m)

**First Floor**  
 Approximate Floor Area  
 426 sq. ft  
 (39.54 sq. m)

**Approx. Gross Internal Floor Area 852 sq. ft / 79.08 sq. m**

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