

# George Court, Killingworth, NE12

OIRO £175,000



## Full Description

Alexander Hudson Estates is proud to present this beautifully presented two-bedroom mid-terrace home, ideally situated in the highly sought-after suburb of Killingworth.

Offering modern living in a peaceful residential setting, this charming property is within easy reach of a wide range of local amenities including shops, schools, and leisure facilities. A nearby scenic boating lake adds to the appeal, providing a serene backdrop for outdoor walks and relaxation.

Internally, the home comprises an inviting entrance hallway, a spacious living room with French doors opening onto a sunny South-facing garden, a modern integrated kitchen, and a convenient downstairs WC. Upstairs, there are two generously sized double bedrooms and a contemporary family bathroom. Externally, the property benefits from a driveway to the front and a beautifully landscaped South-facing garden to the rear, ideal for entertaining or enjoying the warmer months.

Perfectly positioned for everyday convenience, the property is just moments from the nearest supermarket and a ten-minute walk to the Killingworth Shopping Centre, which offers a variety of shops, cafes, and eateries. The local leisure centre is only a five-minute stroll away and

includes a swimming pool, indoor sports courts, and a gym.

Excellent transport links via local bus routes provide quick and easy access to Newcastle City Centre and North Tyneside, while well-regarded primary and secondary schools are all within walking distance, making this an ideal choice for families, professionals, or first-time buyers alike.

## Features

- Immaculately presented two-bedroom terraced family home.
- South-facing rear garden, perfect for entertaining during the warmer summer months.
- Well presented and maintained throughout.
- Sought-after location close-by to a range of amenities, schooling and transport links.

## Contact Us

### Alexander Hudson

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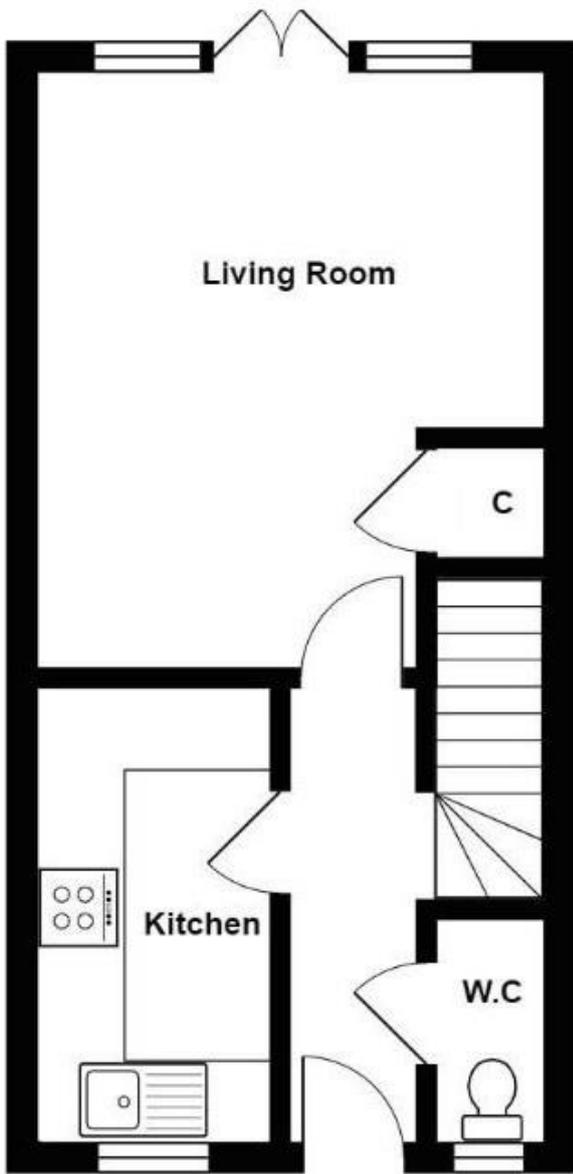




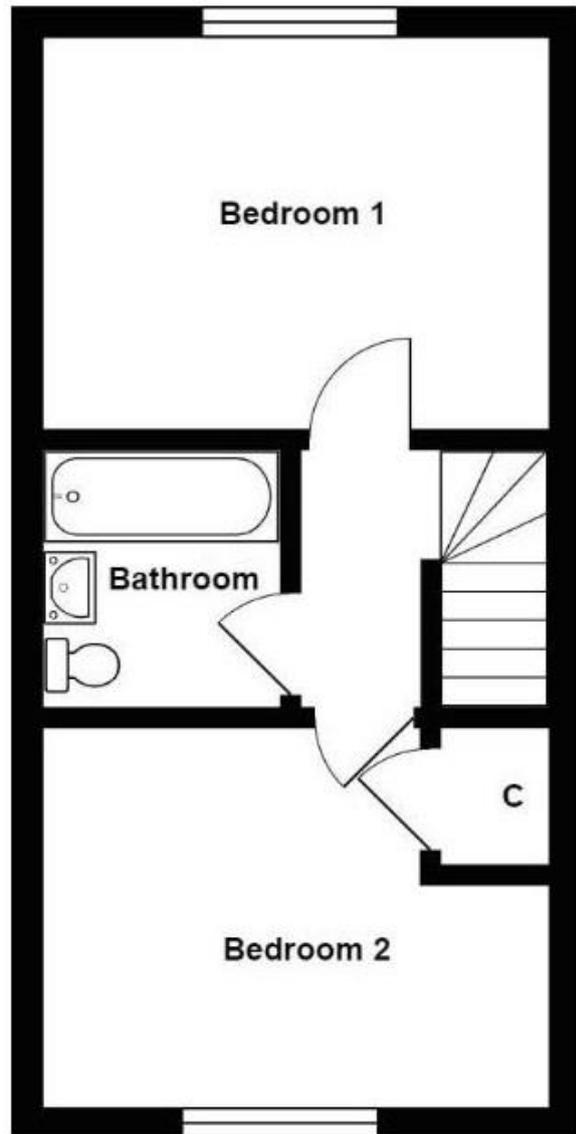
### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>98</b>
(81-91) <b>B</b>	<b>84</b>	
(69-80) <b>C</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**



**First Floor**

All measurements are approximate and for display purposes only