

# Greenhills, Killingworth, NE12

OO £160,000



## Full Description

Alexander Hudson Estates are delighted to bring to the market this well-presented two-bedroom home offers a practical and comfortable layout, ideal for professionals, couples, or small families.

The ground floor features a spacious lounge, providing a welcoming living area with plenty of room for both relaxation and entertaining. To the rear, a bright kitchen/diner offers a functional and sociable space, with direct access that enhances the flow of the home.

Upstairs, the property comprises two well-proportioned bedrooms, both offering ample space for furnishings and storage. A modern family bathroom completes the first floor, designed with convenience in mind.

Externally, the property benefits from a large private driveway, offering generous off-road parking. To the rear, there is a low-maintenance garden.

Killingworth has evolved from its mining heritage into a modern, thriving town. The area offers a wide range of amenities, centred around the White Swan Shopping Centre with supermarkets, local shops, welcoming pubs, and restaurants. Outdoor spaces include Killingworth Boating Lake, local bridlepaths, and nearby nature reserves, providing excellent opportunities

for leisure and recreation. Transport links are strong, with bus services to Newcastle and surrounding areas and easy access to the A19 for commuters. Families are well served by schools including George Stephenson High School and several local primary schools, making Killingworth & Killingworth Village a vibrant, convenient, and family-friendly location.

## Features

- Three-bedroom terraced family home
- Finished to an excellent standard
- Low-maintenance rear garden with lawn and patio area
- Within walking distance to local Schools, amenities and transport links

## Contact Us

### Alexander Hudson

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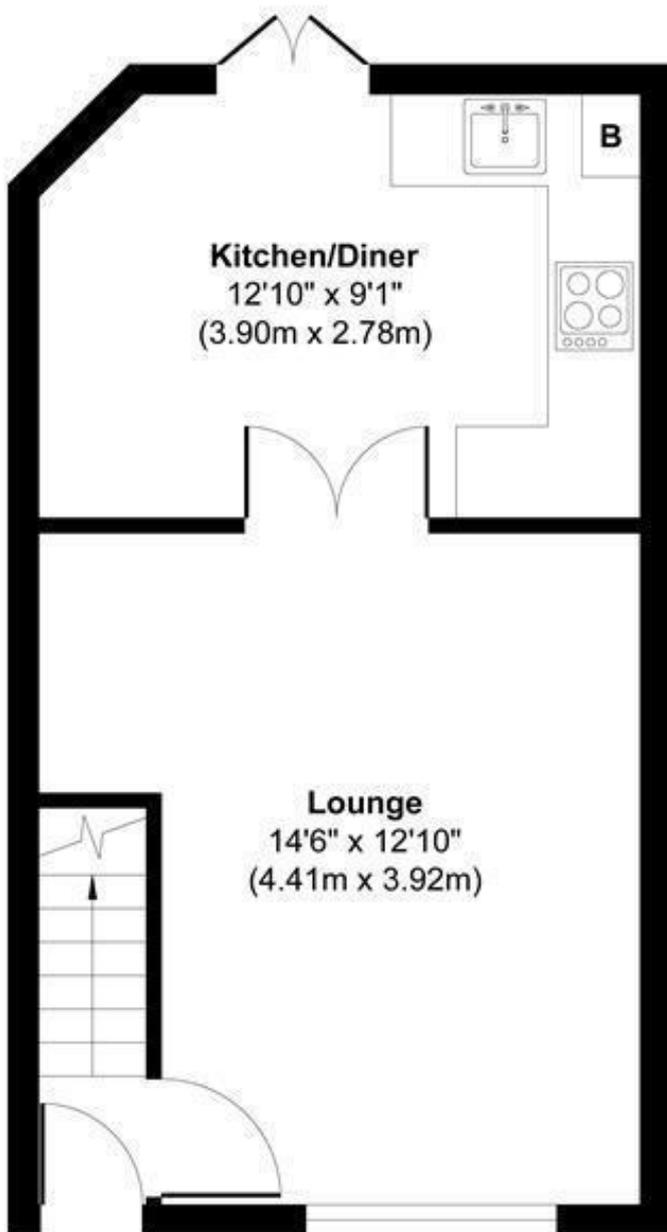




### Energy Efficiency Rating

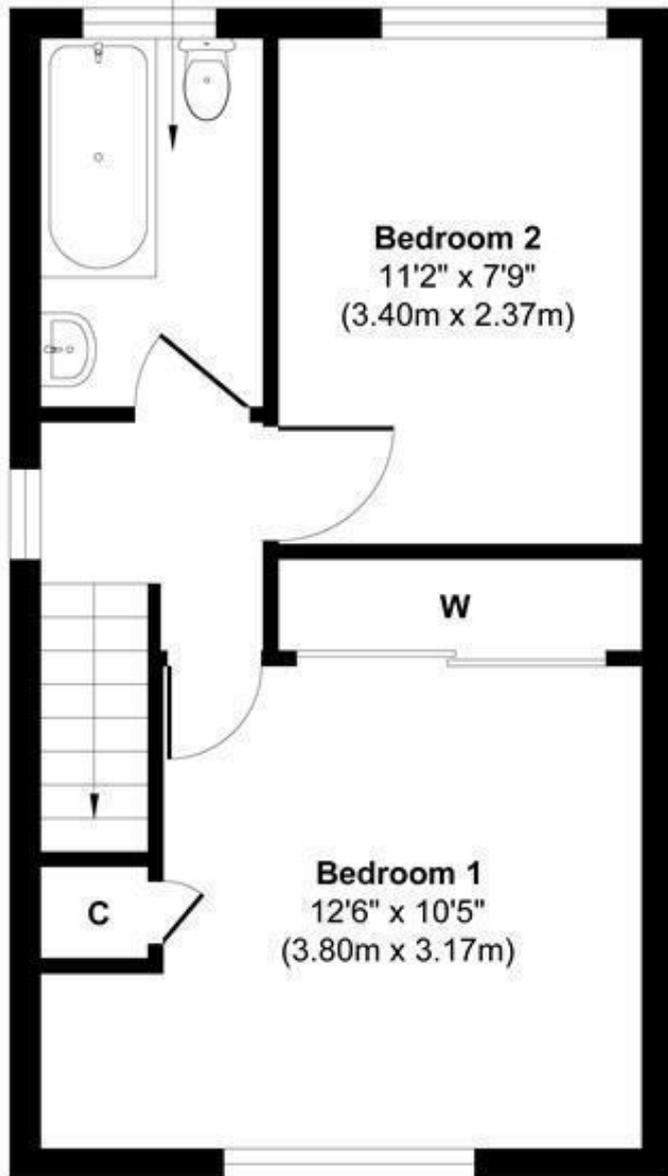
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>90</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>68</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	





**Ground Floor**  
**Approximate Floor Area**  
**305 sq. ft**  
**(28.35 sq. m)**

**Bathroom**  
**7'11" x 4'9"**  
**(2.42m x 1.46m)**



**First Floor**  
**Approximate Floor Area**  
**308 sq. ft**  
**(28.57 sq. m)**

**Approx. Gross Internal Floor Area 641 sq. ft / 59.61 sq. m**

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