

# Southfields, Dudley, NE23

OO £220,000



## Full Description

Alexander Hudson Estates welcome to the market this three-bedroom semi-detached home within Dudley, NE23.

The accommodation comprises a well-presented three-bedroom home arranged over two floors. An entrance hall provides access to the fitted kitchen, a useful utility room with internal access to the integral garage, and the staircase to the first floor. The spacious living room offers ample space for both seating and dining and opens through double doors into a conservatory, providing an additional reception area with access to the rear garden.

The first floor offers three bedrooms, including two doubles and a single bedroom that could also be used as a home office. The accommodation is served by a family bathroom, together with a separate WC and a useful storage cupboard on the landing. Externally, the property benefits from an integral garage and a fully enclosed rear garden. Designed for low maintenance, the garden is fully paved with patio throughout, providing an ideal space for outdoor seating and entertaining.

Dudley, NE23, is a popular residential village in Northumberland, ideally situated between Cramlington and Seaton Delaval. The village offers a

friendly community atmosphere while remaining within easy reach of a wide range of everyday amenities, including supermarkets, shops, cafés and leisure facilities in nearby Cramlington.

The area is well served by local schools and benefits from excellent transport links, with easy access to the A19 and A1, making commuting to Newcastle upon Tyne, Morpeth and the surrounding areas straightforward. Nearby rail stations and regular bus services provide further travel options.

Residents also enjoy convenient access to Northumberland's beautiful coastline, including Seaton Sluice, Whitley Bay and Blyth, as well as a variety of parks and open green spaces. Combining a convenient location with excellent connectivity, Dudley is a popular choice for a wide range of buyers.

## Features

- Well-presented three bedroom semi-detached family home.
- Integral garage which has been converted into useful utility space with additional storage.

## Contact Us

### Alexander Hudson

The Printworks, 20 Arrow Close  
Killingworth  
Newcastle Upon Tyne  
NE12 6QN

T: 0191 268 7433


E: [sales@alexanderhudson.co.uk](mailto:sales@alexanderhudson.co.uk)

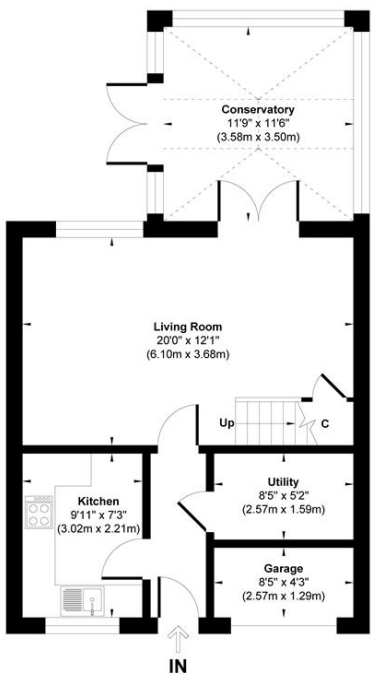




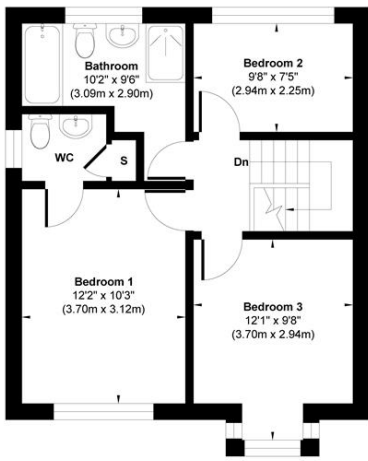


**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>70</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**  
Approximate Floor Area  
605 sq.ft  
(56.24 sq.m)



**First Floor**  
Approximate Floor Area  
467 sq.ft  
(43.42 sq.m)

**Approx. Gross Internal Floor Area 1072 sq. ft / 99.66 sq. m**

Illustration for identification purpose only, measurements approximate and not to scale, unauthorized reproduction is prohibited. All rights reserved for Alexander Hudson Estates

