

Yates Close, Killingworth, NE12

OIRO £180,000



Full Description

Alexander Hudson Estates introduces this immaculately presented; two-bedroom semi-detached home located in the popular residential suburb of Killingworth. Local amenities including shops, schools and leisure facilities are all close-by, with beautiful scenic views of the near-by boating lake providing a tranquil setting.

Briefly comprising of an entrance hallway, living room with French doors, U-shaped kitchen, and WC. On the first floor lies two double bedrooms and a stylish and modern bathroom. To the front of the property is a driveway and attached garage whilst a landscaped garden sits at the rear providing the perfect place to relax and enjoy the warm summer months with friends and family.

The property is well located, being only a short walk to the nearest supermarket, and a ten-minute walk to the local shopping centre, which includes various shops and eateries whilst a leisure centre is within a five-minute walk, providing a swimming pool, indoor sports courts, and a gym. Easy access to Newcastle City Centre and North Tyneside is provided by the local bus routes, with local primary and secondary schools also within walking distance.

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

- Immaculately presented throughout with beautiful wood flooring and a warm and cosy feel
- Landscaped, private garden fully-encompassed by a tall wooden fence
- Sought-after location close-by to a range of amenities, schooling and transport links
- Attached garage and driveway providing ample off-street parking and additional storage

Contact Us

Alexander Hudson

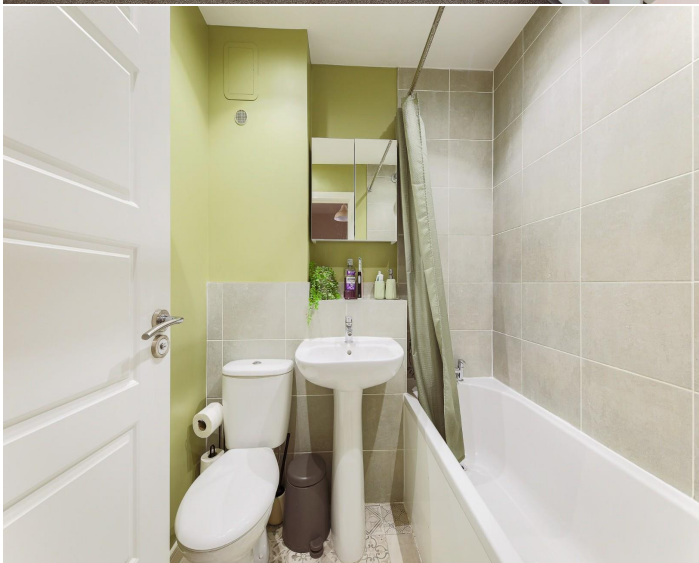
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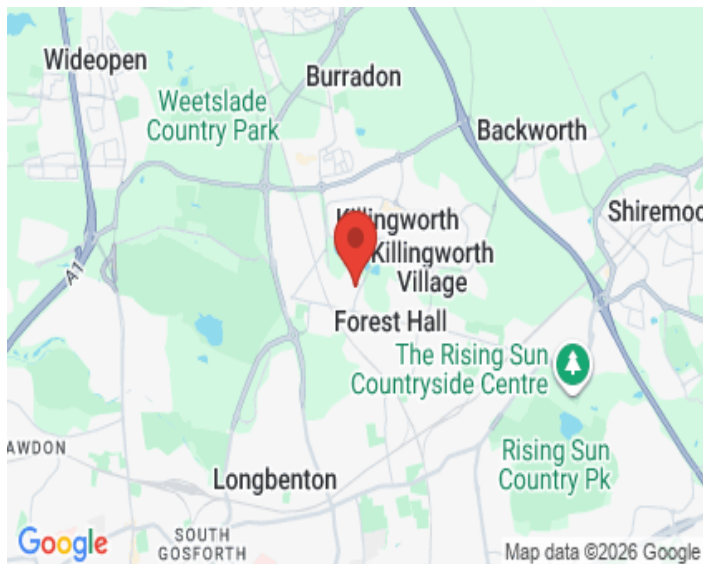


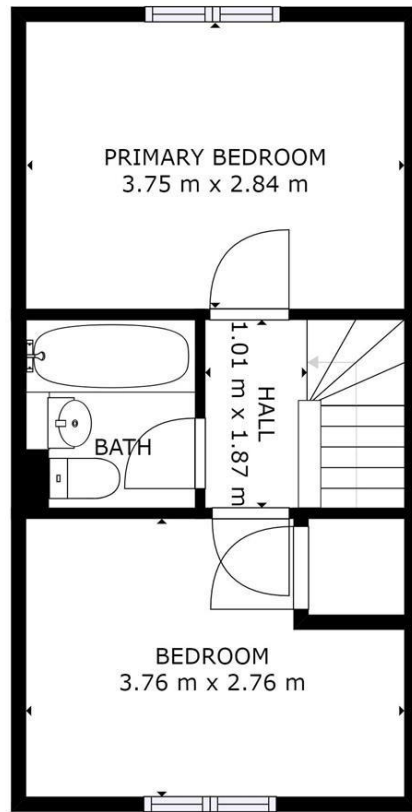




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		97
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

Environmental (CO ₂) Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		101
(81-91) B	87	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales EU Directive 2002/91/EC		





FLOOR 2

GROSS INTERNAL AREA
FLOOR 1: 30 m², FLOOR 2: 29 m²
TOTAL: 59 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

