

Yates Close, Killingworth, NE12

OIRO £220,000



Full Description

Alexander Hudson Estates are delighted to present this beautifully maintained three-bedroom terraced family home, ideally situated in the highly sought-after and well-connected area of Killingworth, NE12.

Upon entering, you are welcomed by a bright and spacious entrance hallway leading into a stylish and inviting living room. To the rear, the contemporary dining kitchen features a range of fitted units and integrated appliances, creating the perfect space for both everyday family living and entertaining guests. A convenient ground floor WC and staircase to the first floor complete the accommodation on this level. Upstairs, the property offers three well-proportioned bedrooms, including a principal bedroom with a modern en-suite shower room. A contemporary family bathroom serves the remaining bedrooms.

Externally, the home benefits from a beautifully maintained lawned front garden, while the generous rear garden provides a private and peaceful outdoor retreat, ideal for enjoying the warmer months. The property also benefits from two allocated parking spaces accessed from the rear 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 a vibrant, convenient, and family-friendly location.

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

- Well maintained front and rear gardens.
- Bright and modern throughout.
- Within walking distance to local Schools. amenities and transport links.
- Immaculate three bedroom, terraced home.

Contact Us

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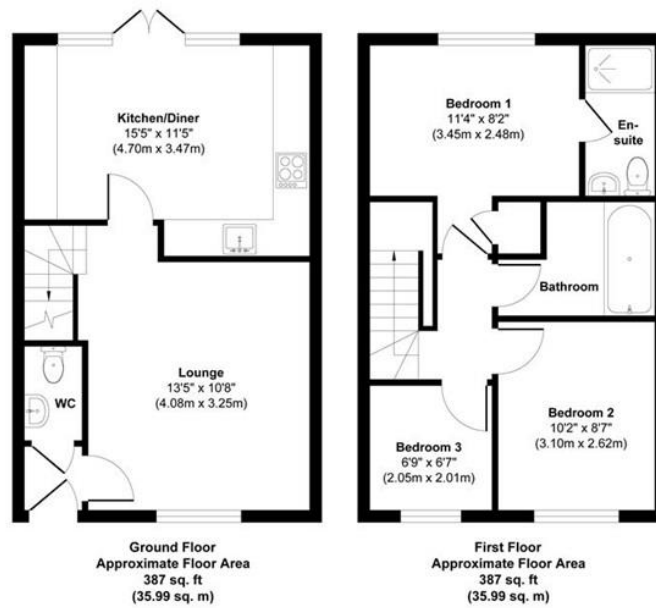




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		97
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Environmental (CO ₂) Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		100
(81-91) B	88	
(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





Approx. Gross Internal Floor Area 774 sq. ft / 71.98 sq. m
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