



Alexander Hudson Estates

Sales Particulars

Northumbrian Way

Killingworth

NE12 6EB





Alexander Hudson Estates introduces this well-presented, two-bedroom, mid-terrace family home located within the quiet suburb of Killingworth, and a short distance from Killingworth boating lake offering scenic walks within a tranquil setting.

Bright and neutrally decorated throughout, the property briefly comprises of an entrance hallway, downstairs WC, kitchen and open-plan living and dining room with French doors. On the first floor landing lies two bedrooms and a bathroom. Externally, the front of the property features an open-green space providing a scenic entry into the property, whilst a landscaped garden sits at the rear, ready to enjoy those warm, summer months.

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. A leisure centre is also 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, only a few minutes' walk from the property. Local primary and secondary schools are also within walking distance.

Tenure: Freehold Council tax band: B EPC Rating: B





Two wooden shelves are mounted on the wall. The top shelf holds a small potted plant, a box of 'Pasta & Sauce', a jar of spaghetti, and a small white vase. The bottom shelf holds a black wire basket with jars, a round analog clock, and a small white container.

A wire basket containing several oranges and a banana.

A white ceramic jar with a lid.

A black and silver toaster.

A black and silver toaster oven.

A calendar showing the date 11 AUGUST.

A black electric kettle.

Three light-colored ceramic jars.

A stainless steel gas cooktop with four burners and control knobs.

A wooden cutting board.

A black built-in dishwasher with a silver handle, featuring the 'Russell Hobbs' logo.

White kitchen cabinets with black handles, including a set of drawers and a cabinet door.

A stainless steel built-in oven with a digital display showing '1:36' and control knobs.

Two patterned towels hanging from the oven handle.

A black built-in dishwasher with a silver handle, featuring the 'beko' logo and a control panel with various settings like 'Baby & Toddler Clothing', 'Shirts', 'Lingerie', and 'Dishwasher'.







GROUND FLOOR

GROSS INTERNAL AREA
GROUND FLOOR 32.4 m² FLOOR 1 29.6 m²
EXCLUDED AREAS : PATIO 18.9 m²
TOTAL : 62.0 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.