



Alexander Hudson Estates

Sales Particulars

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Bolam Road, Killingworth, NE12



The Property

Alexander Hudson Estates are pleased to present this three-bedroom family home, complete with gardens and a detached garage. Ideally located just a short stroll from the scenic Killingworth Boating Lake, its surrounding bridleways, and Lakeside Park, the property enjoys a peaceful setting within this sought-after residential area of Killingworth.

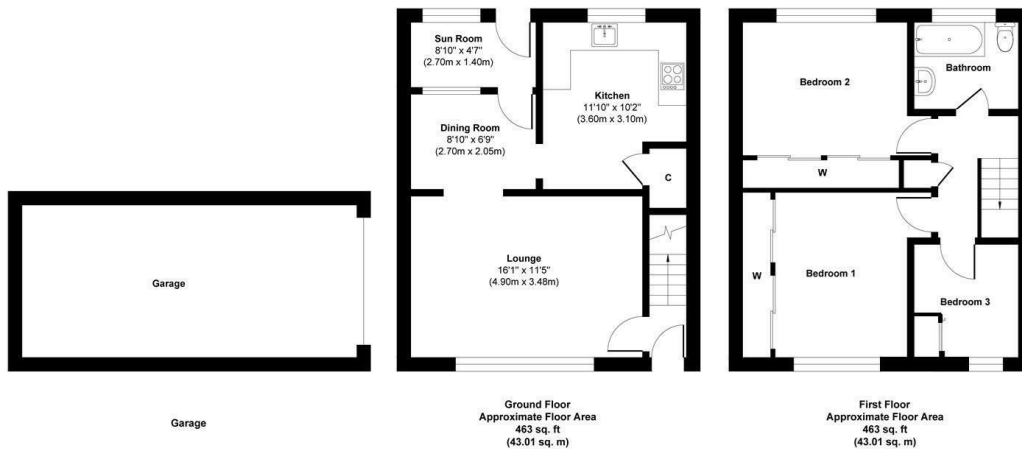
While the home would benefit from some modernisation, it provides a fantastic opportunity to personalise and add value. The property offers spacious and well-proportioned accommodation throughout. Upon entering, you are welcomed into a bright and airy lounge, while the kitchen and a separate dining area with access to a sun room overlooking the rear garden. Upstairs, you'll find three bedrooms and a modern family bathroom.

Externally, the front of the property boasts a neat lawned garden, while the generous rear garden is fully enclosed and low-maintenance, featuring paved area and lawn.

This location offers superb access to local amenities. The Lakeside Centre is just a two-minute walk away and features a leisure center with a swimming pool, gym, indoor sports courts, and a soft play area for children. Also within easy reach is Killingworth Shopping Centre and the White Swan Centre, which includes a doctor's surgery, community hall, café, and Killingworth Library.

Families will benefit from proximity to both primary and secondary schools, while excellent transport links, including the A1 and A19, make commuting and travel further afield highly convenient.

Freehold
Council Tax: B
EPC Rating: 60



Approx. Gross Internal Floor Area 925 sq. ft / 86.02 sq. m (Excluding Garage)
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