



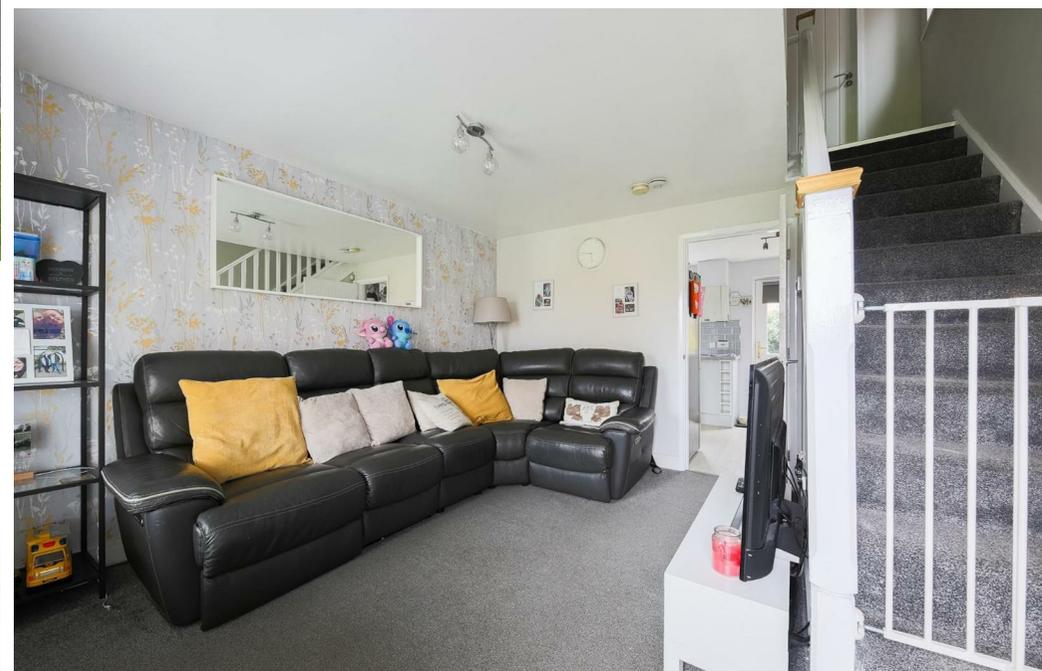
# Alexander Hudson Estates

---

Sales Particulars

# Alexander Hudson Estates

Greenhills, Killingworth, NE12



# The Property

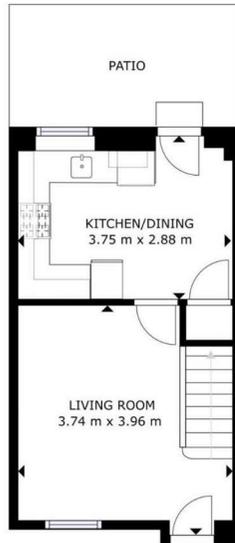
Alexander Hudson Estates proudly presents this well presented two bedroom semi detached family home, ideally located on the peaceful outskirts of the highly sought-after residential area of Killingworth, NE12.

The ground floor comprises a welcoming entrance, a spacious living room, and a bright, airy kitchen with a door leading out to the rear garden. To the first floor, there are two generously sized double bedrooms, the principal bedroom benefiting from fitted storage, along with a contemporary family bathroom.

Externally, the property benefits from a well maintained front lawn, providing attractive kerb appeal, along with a private driveway offering convenient off-street parking. To the rear, the west-facing garden is well maintained and includes both a stoned area and a lawned area.

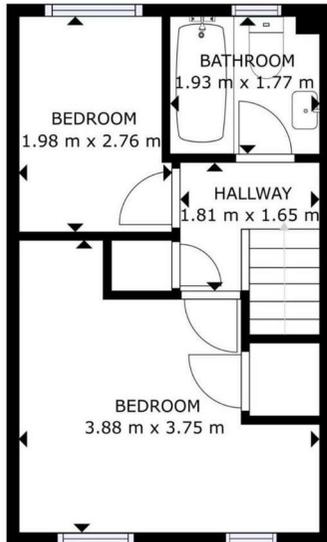
Killingworth has evolved from its mining heritage into a modern, thriving town. The area offers a wide range of amenities, centred around the White Swan Shopping Centre with supermarkets, local shops, welcoming pubs, and restaurants. Outdoor spaces include Killingworth Boating Lake, local bridlepaths, 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 & Killingworth Village a vibrant, convenient, and family-friendly location.

Freehold  
Council Tax: B  
EPC Rating: null



GROSS INTERNAL AREA  
GROUND FLOOR: 24.69 m<sup>2</sup>, SECOND FLOOR: 25.63 m<sup>2</sup>  
TOTAL: 50.32 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

GROUND FLOOR



GROSS INTERNAL AREA  
GROUND FLOOR: 24.69 m<sup>2</sup>, SECOND FLOOR: 25.63 m<sup>2</sup>  
TOTAL: 50.32 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

SECOND FLOOR





---

Alexander Hudson Estates  
The Printworks  
20 Arrow Close  
NE12 6QN

0191 268 7433  
[sales@alexanderhudson.co.uk](mailto:sales@alexanderhudson.co.uk)