



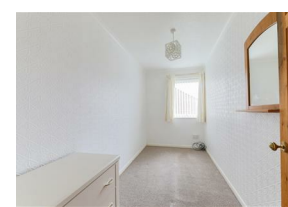
# Alexander Hudson Estates

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Sales Particulars

# Alexander Hudson Estates

Garth Twenty, Killingworth, NE12



# The Property

Alexander Hudson Estates introduces to market this well presented three bedroom, terraced family home, ideally suited to modern living.

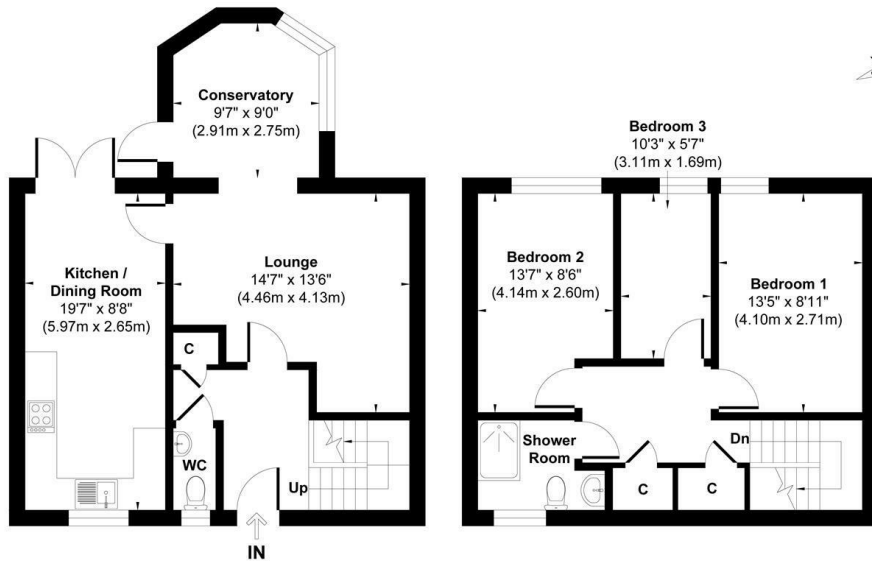
Bright and spacious throughout, the ground floor briefly comprises an entrance hallway, a generous lounge with feature fireplace and patio doors leading to the conservatory, and a large open plan kitchen/dining room fitted with integrated appliances including a gas hob with extractor and electric oven. To the rear, the conservatory provides additional versatile reception space, perfect as a garden room or playroom, with direct access to the garden. A stylish, modern WC completes the ground floor.

The first floor offers three bedrooms, including two well proportioned doubles and a single bedroom ideal as a nursery, office, or guest room. A family shower room and additional storage cupboards complete the accommodation.

Externally, the property benefits from a low-maintenance rear garden, predominantly laid with paving stones with a small area of lawn, providing a practical outdoor space to enjoy.

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: A  
EPC Rating: 0

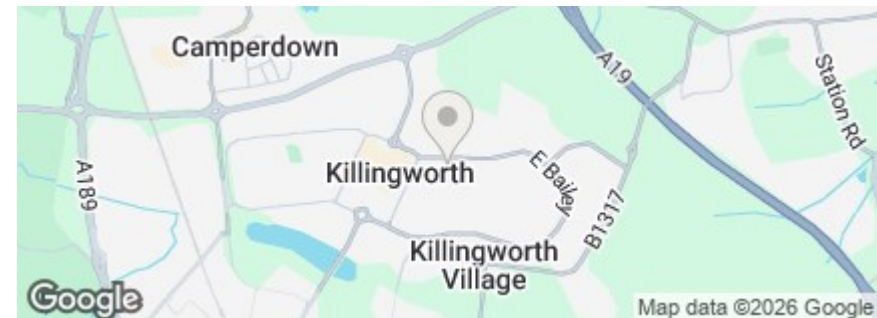


**Ground Floor**  
Approximate Floor Area  
555 sq.ft  
(51.60 sq.m)

**First Floor**  
Approximate Floor Area  
466 sq.ft  
(43.30 sq.m)

**Approx. Gross Internal Floor Area 1021 sq. ft / 94.90 sq. m**

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