



Killingworth Avenue, Backworth
Newcastle Upon Tyne

In Excess of £150,000

Killingworth Avenue

Backworth, Newcastle Upon Tyne

Alexander Hudson Estates are delighted to introduce this spacious three bedroom semi detached family home, positioned within a popular residential location and benefiting from a generous rear garden and versatile attic room.

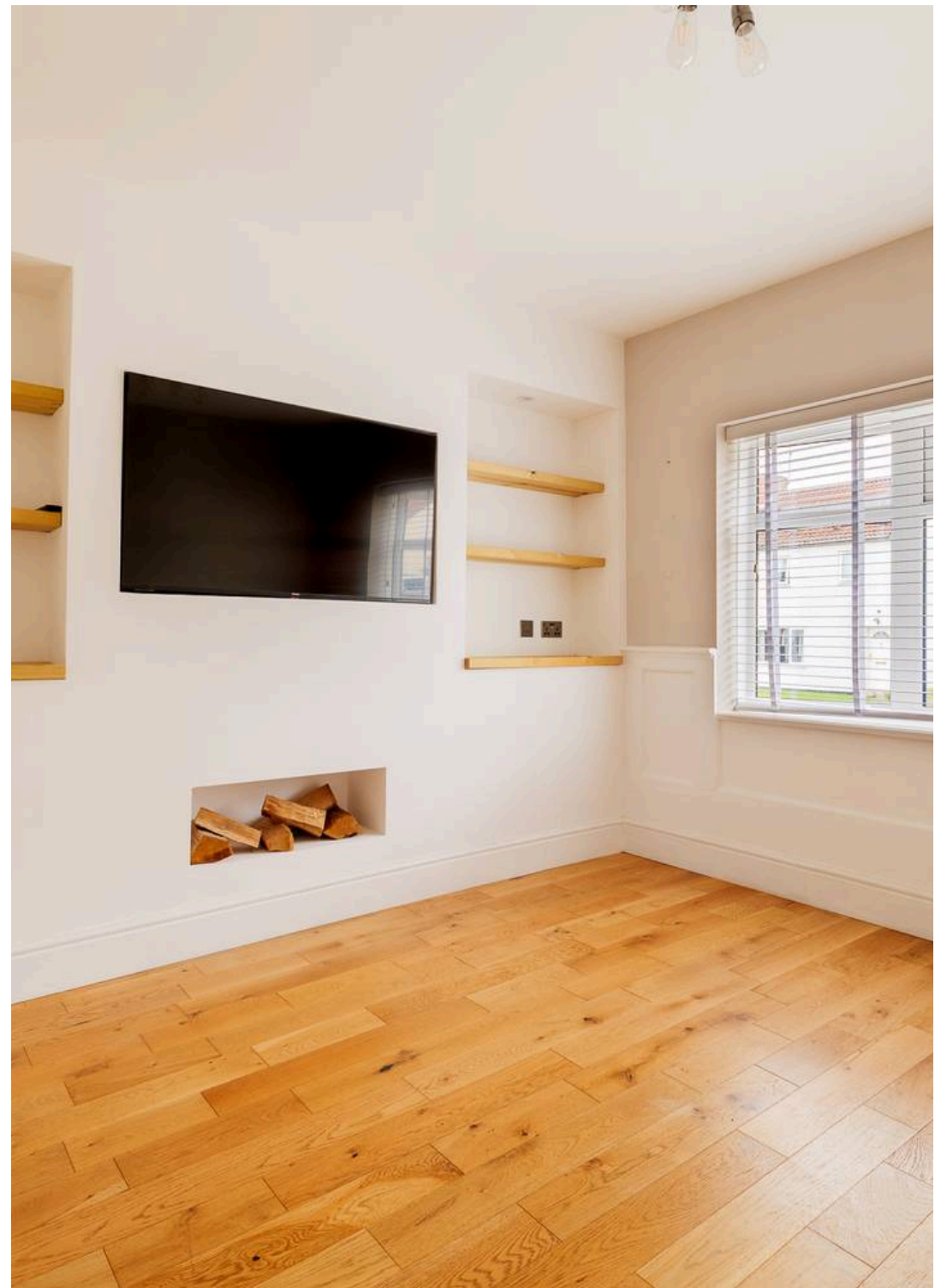
The property is well presented throughout and offers bright, well balanced accommodation across two floors. To the ground floor, an entrance hallway leads to a spacious living room positioned to the front of the property, featuring bespoke shelving and a contemporary finish. To the rear, a stylish kitchen offers an excellent range of modern units, integrated appliances and ample space for family dining, while a convenient ground floor WC and additional storage complete the layout.

To the first floor are three well-proportioned bedrooms, including two generous double bedrooms and a comfortable single bedroom. A contemporary family bathroom, finished with modern tiling and fittings, serves the first-floor accommodation. A useful storage cupboard is accessed from the landing, while stairs lead to a versatile attic room.

Externally, the property enjoys a substantial rear garden, laid mainly to lawn and offering plenty of space for children to play, outdoor entertaining and future landscaping opportunities. A detached garden room provides useful additional storage and workspace.

The family bathroom comprises of bath with electric shower over, wash hand basin and WC, with tiled walls.

Externally, the front of the property has a lawned garden, with a driveway to the side providing tandem parking for two cars. The driveway leads to a garden outbuilding. To the rear is an enclosed garden with a lawn, a mature tree, a paved patio area adjoining the house, a decked walkway and a gravelled area. The space suits family use and outdoor dining.





Backworth is a popular village located to the north of Newcastle upon Tyne, offering a pleasant balance of traditional village character and modern residential development. Residents benefit from a range of local amenities, including shops, cafés and schools, while more extensive retail and leisure facilities can be found nearby at Silverlink Retail Park. The area is particularly attractive to families and commuters thanks to excellent transport connections. The nearby Tyne and Wear Metro provides convenient links across the region, with stations at Northumberland Park Metro Station and Shiremoor Metro Station offering direct access to Newcastle city centre and the coast. Backworth also enjoys good road connections via the A19, making travel throughout the North East straightforward.

Council Tax band: A

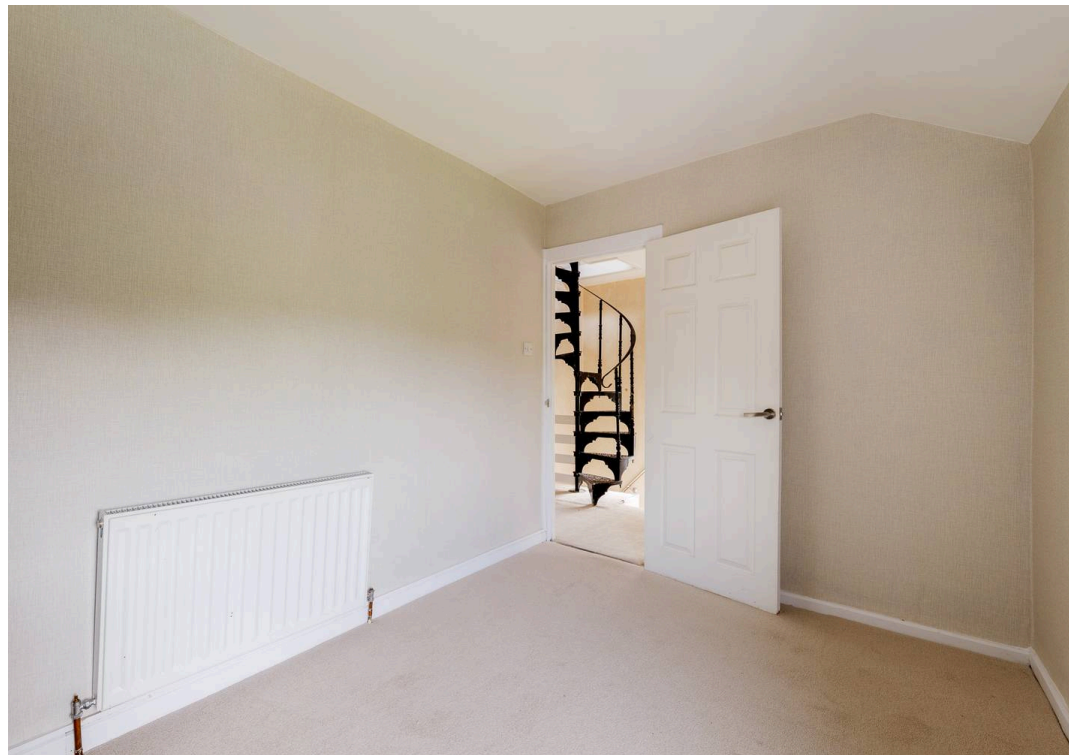
Tenure: Freehold

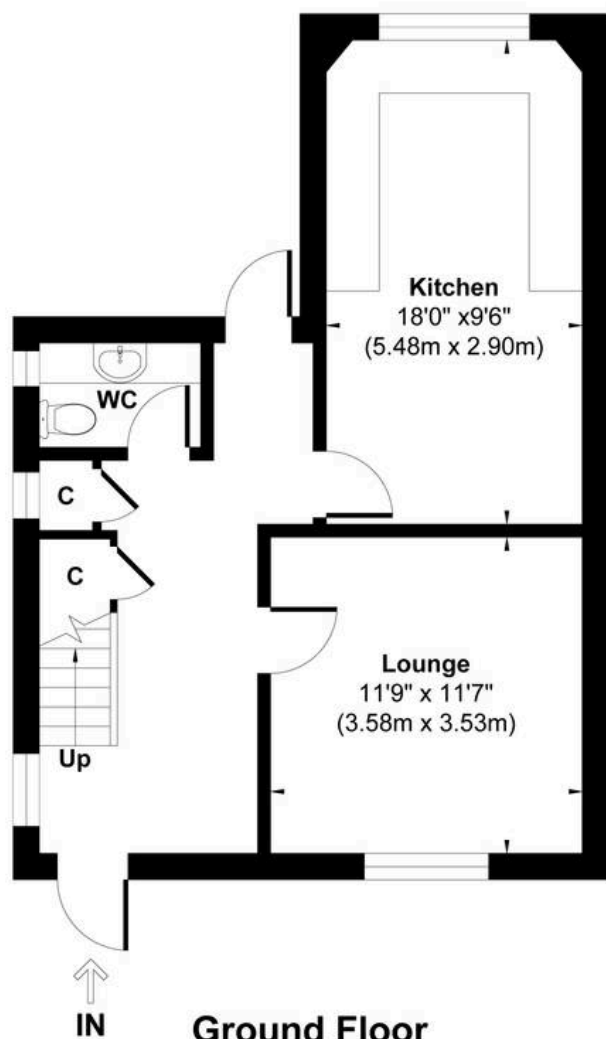
EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

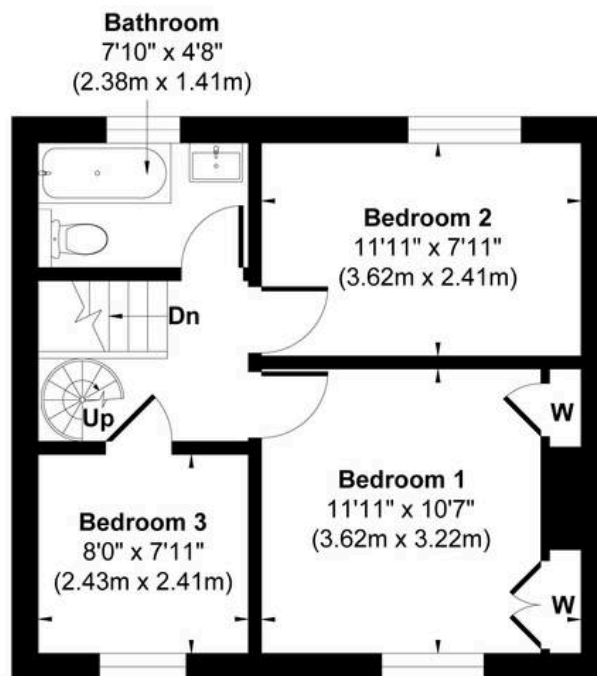
- Spacious three bedroom semi detached family home with versatile attic room.
- Modern kitchen, contemporary bathroom and convenient downstairs W.C.
- Driveway with tandem parking for two cars, garden outbuilding and enclosed rear garden.
- Backworth, NE27, close to a local park, well suited to families



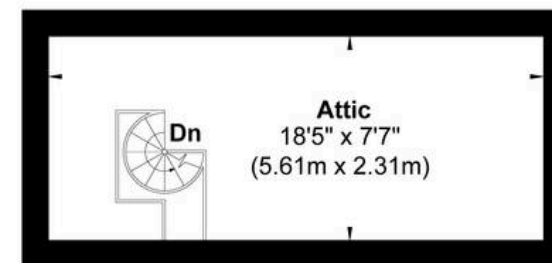




Ground Floor
Approximate Floor Area
490 sq.ft
(45.49 sq.m)



First Floor
Approximate Floor Area
383 sq.ft
(35.55 sq.m)



Attic
Approximate Floor Area
140 sq.ft
(12.96 sq.m)

Approx. Gross Internal Floor Area 1013 sq. ft / 94.00 sq. m

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