



The Paddock, Garth Thirtytwo
Killingworth

Offers in Region of £140,000

The Paddock, Garth Thirtytwo

Killingworth

Alexander Hudson Estates introduce to the market this two-bedroom mid-terrace house, positioned within an established residential area of Killingworth, NE12. The property offers practical accommodation over two floors, with gardens to the front and rear, and would suit first-time buyers or anyone looking to put their own stamp on a home.

The property briefly comprises of entrance porch leading into the lounge, which is positioned towards the front of the property. A large window provides good natural light, and the room offers ample space for comfortable seating and additional furniture. Stairs rise from the lounge to the first floor, with a door leading through to the kitchen.

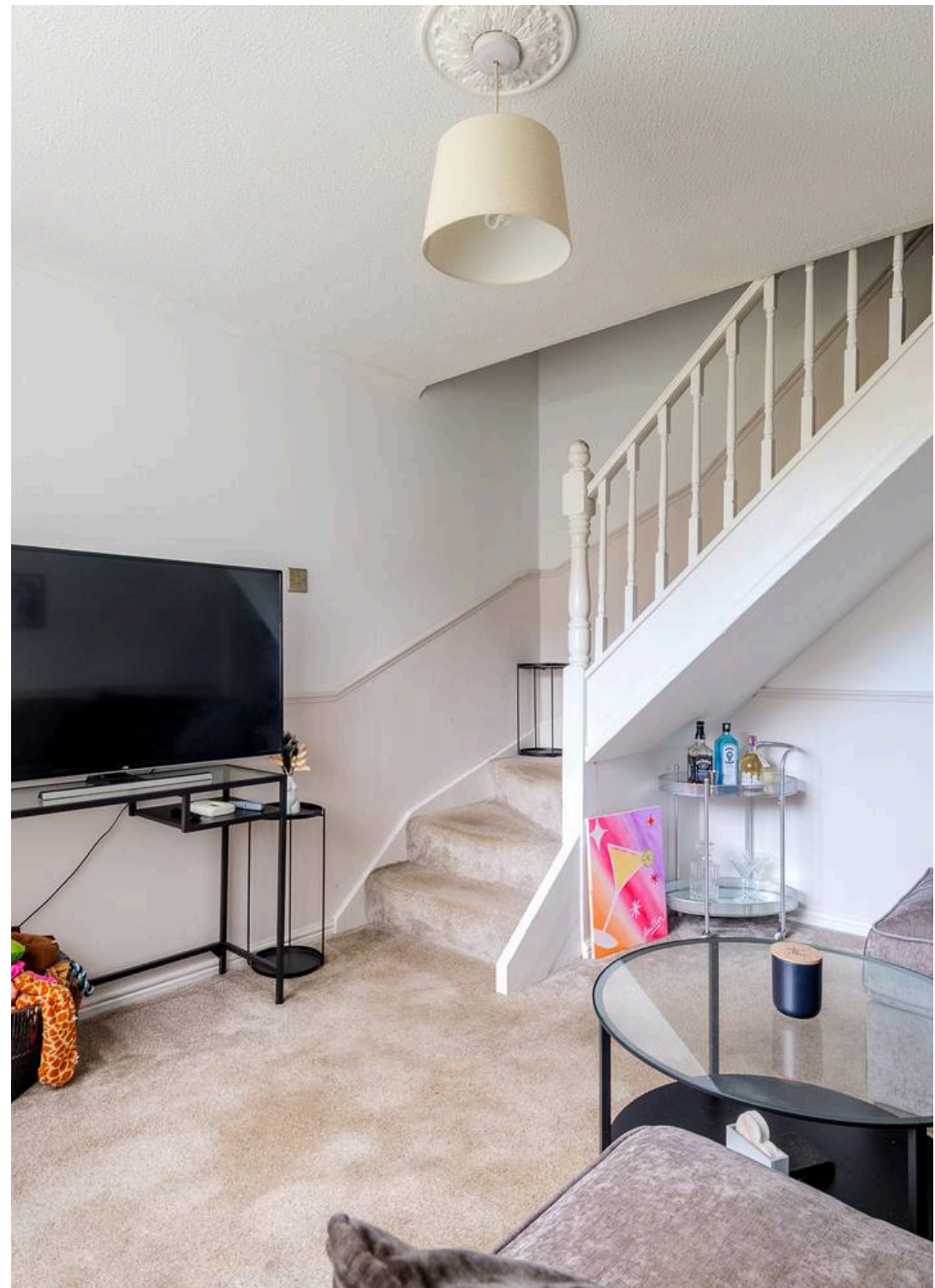
The kitchen spans the full width of the rear of the property. It is fitted with a range of wall and base units together with work surfaces, tiled splashbacks, space for appliances and useful storage. A window overlooks the rear garden, while a door leads directly outside, connecting the kitchen with the outdoor space.

To the first floor are two bedrooms along with the bathroom. The principal bedroom is positioned to the front and is a well-proportioned double with room for additional furniture, together with a built-in cupboard. The second bedroom overlooks the rear garden and is versatile, suitable as a bedroom, nursery, dressing room or home office depending on individual requirements.

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

Externally, the property is approached via a front garden with a pathway leading to the entrance, and on-street parking is available. To the rear is an enclosed garden with a lawned area, paved space and timber fencing. It provides room for outdoor seating and dining, with scope to landscape it to suit.

With two bedrooms, a front-facing lounge, a full-width kitchen and gardens to the front and rear, this is a practical home in a convenient Killingworth location. It offers buyers a good opportunity to add their own style.





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.

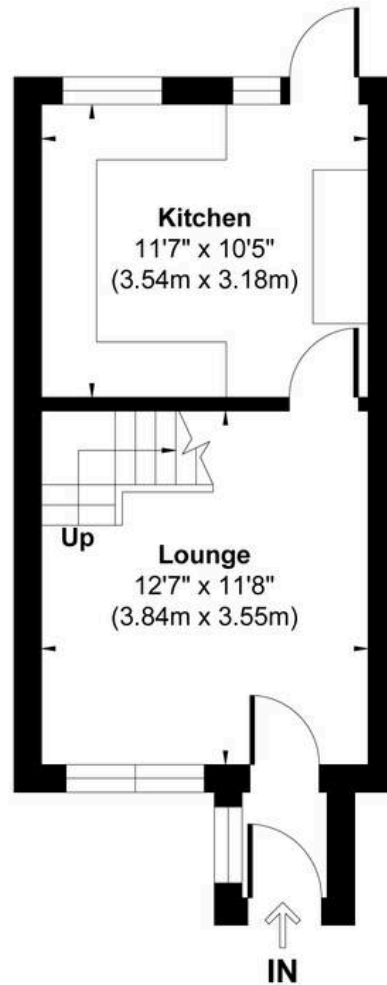
Council Tax band: A

Tenure: Leasehold

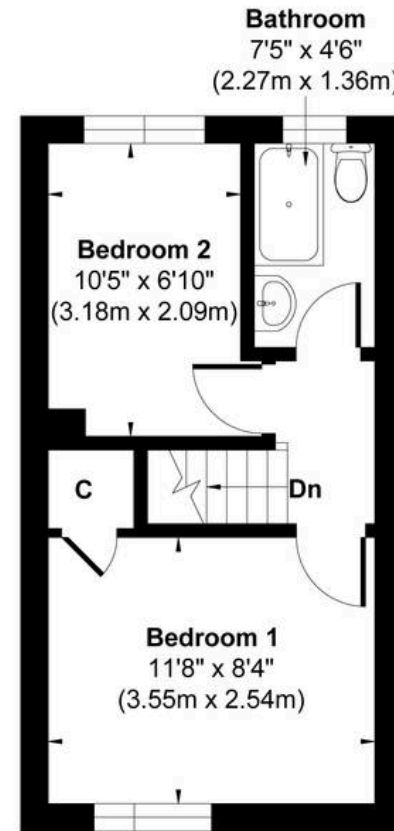
- Two-bedroom mid-terrace house
- Full-width kitchen with direct access to the rear garden
- Enclosed rear garden plus front garden
- Residential location in Killingworth, close to the Killingworth Centre, Killingworth Lake and road links via the A19 and A1







Ground Floor
 Approximate Floor Area
 274 sq.ft
 (25.45 sq.m)



First Floor
 Approximate Floor Area
 274 sq.ft
 (25.45 sq.m)

Approx. Gross Internal Floor Area 548 sq. ft / 50.90 sq. m

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