



The Croft, Killingworth
Newcastle Upon Tyne

Offers in Region of £220,000

The Croft

Killingworth, Newcastle Upon Tyne

Alexander Hudson Estates introduce to the market this well-presented three-bedroom semi-detached home, positioned on The Croft within an established residential area of Killingworth, NE12. The property offers well-proportioned accommodation over two floors, together with a detached garage and gardens to the front and rear.

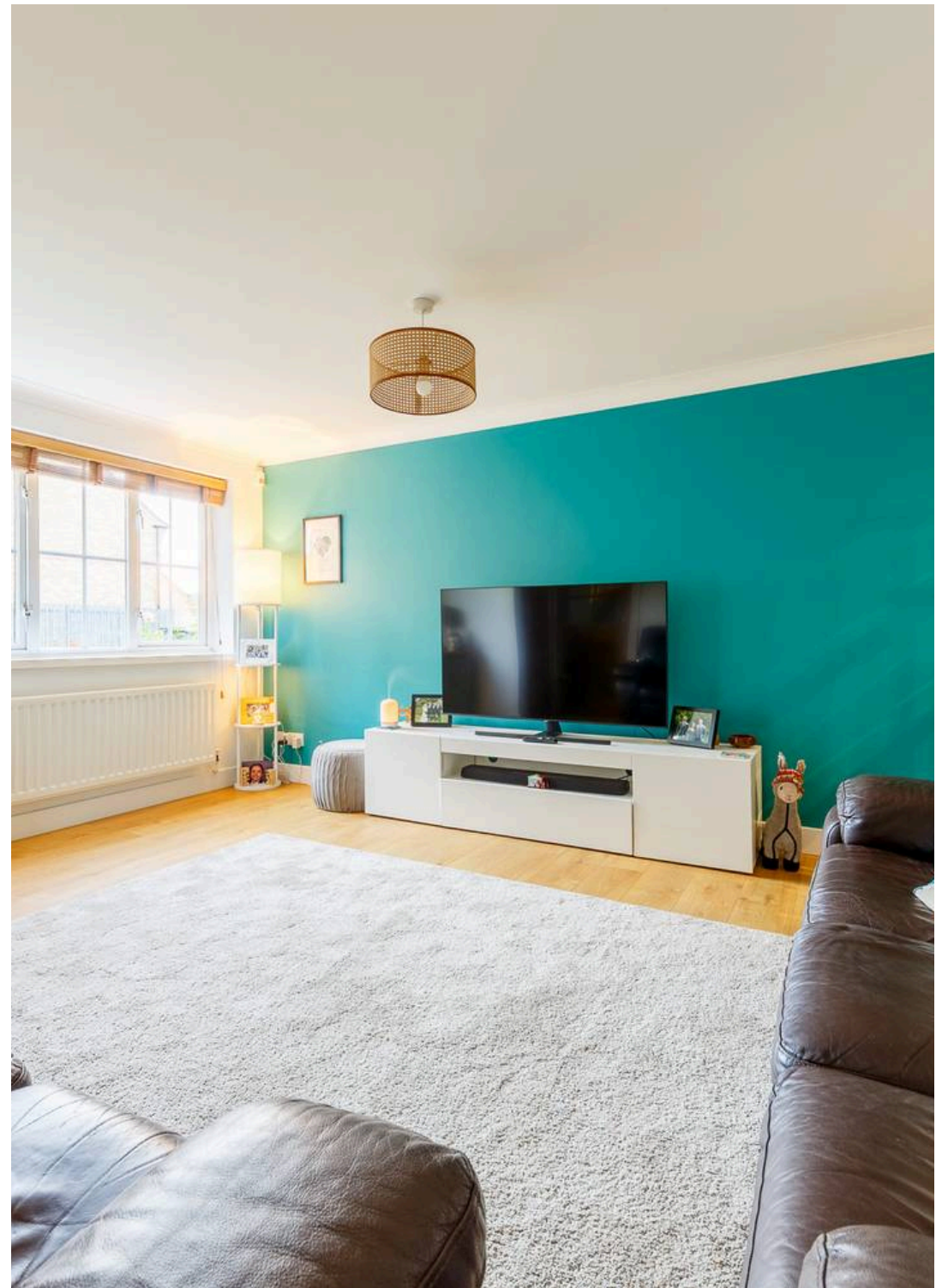
The property briefly comprises of entrance lobby with access to a ground floor WC, leading through to the lounge. Positioned to the front, the lounge provides a generous reception space with a large window allowing good natural light. There is ample room for seating and additional furniture. The staircase rises from the lounge, and a door leads through to the kitchen/diner at the rear.

The kitchen/diner spans the width of the property and is fitted with a range of gloss wall and base units with wood-effect work surfaces. It has a built-in oven and a gas hob with extractor hood above. There is space for a washing machine and an American-style fridge freezer, while the dining area offers room for a family table, with French doors opening directly onto the patio.

To the first floor is a landing with a side window, storage cupboard and loft access. The principal bedroom is a comfortable double to the rear, overlooking the garden, with space for wardrobes and additional furniture. The second bedroom, to the front, is well proportioned with built-in mirrored wardrobes, while the third bedroom would suit a single bedroom, nursery or home office.

The family bathroom comprises of bath with electric shower over, wash hand basin and WC, with a heated towel rail and obscured window.

Externally, a lawned front garden with established planted borders leads to the entrance. The property also benefits from a detached garage fitted with an EV charging point. To the rear is an enclosed garden with a lawn, paved patio and further flagged seating area, bounded by timber fencing and framed by mature trees beyond. A small conservatory to the side provides useful additional storage.





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: C

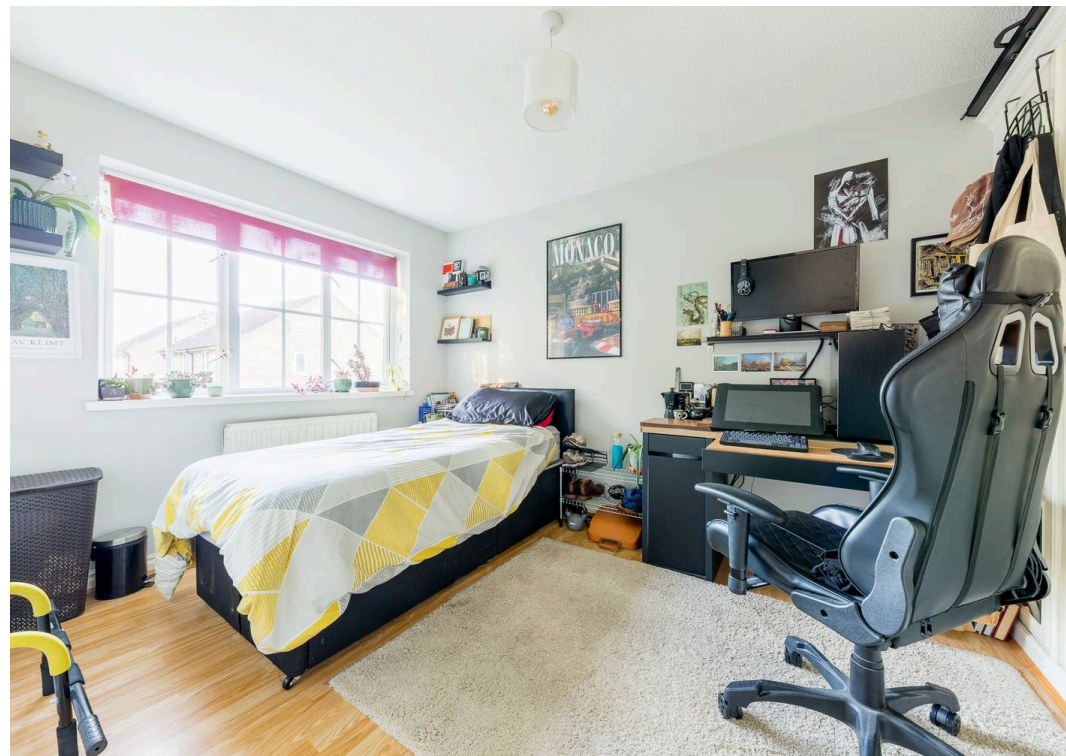
Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

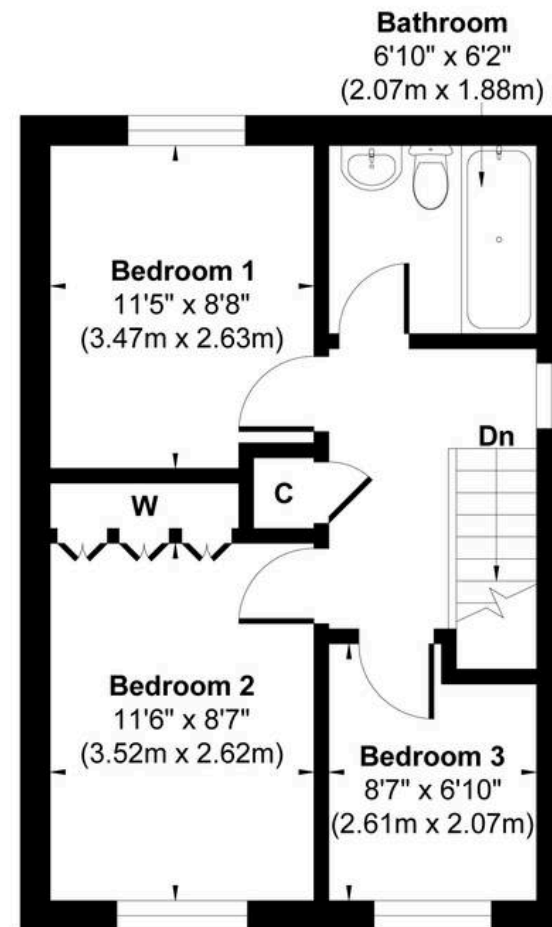
- Three-bedroom semi-detached family home
- Lounge, kitchen/diner and ground floor WC
- Detached garage, lawned front garden and enclosed rear garden
- Established residential location in Killingworth, NE12







Ground Floor
 Approximate Floor Area
 394 sq.ft
 (36.60 sq.m)



First Floor
 Approximate Floor Area
 394 sq.ft
 (36.60 sq.m)

Approx. Gross Internal Floor Area 788 sq. ft / 73.20 sq. m (Excluding Garage)

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