



2 Sycamore Place, Newcastle Upon Tyne
Newcastle Upon Tyne

In Excess of £125,000

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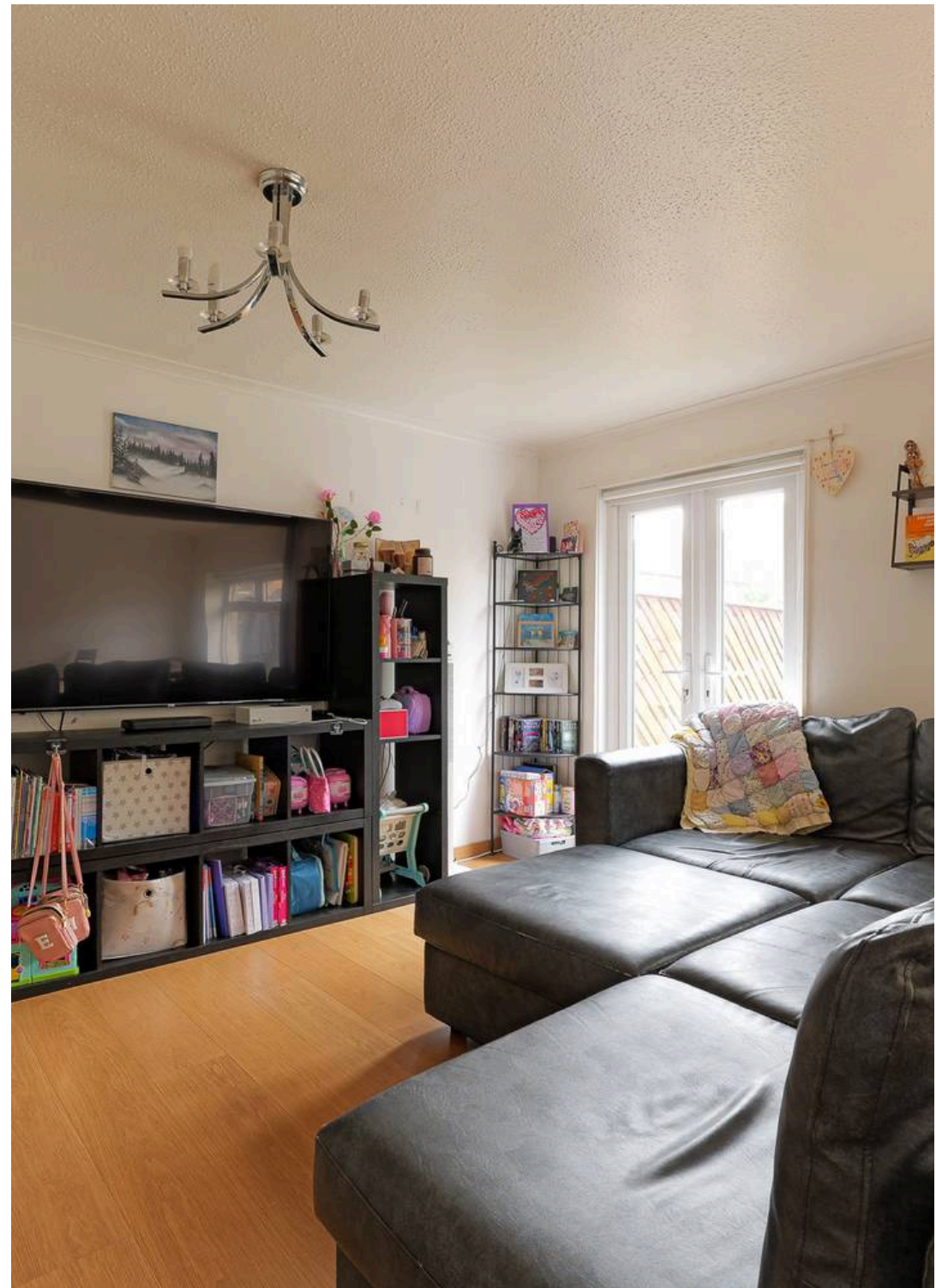
Alexander Hudson Estates introduce to the market this well-presented three-bedroom terrace home, positioned within the popular residential area of Killingworth, NE12. The property offers well-proportioned accommodation arranged over two floors, together with an enclosed rear garden.

The property briefly comprises of an entrance hallway providing access to the ground floor accommodation, downstairs WC and stairs leading to the first floor. The living room is a generous reception space with ample room for comfortable seating and additional furniture, while French doors provide a pleasant connection to the rear garden. The kitchen provides a practical range of fitted units and work surfaces, with space for everyday appliances.

To the first floor are three bedrooms and the family bathroom. Bedrooms one and two provide comfortable double bedroom accommodation, while bedroom three offers a versatile additional room suitable for a child, guest or home office. The family bathroom comprises of a bath, wash hand basin and WC.

Externally, the property benefits from an enclosed rear garden, providing a useful outdoor space for relaxing, gardening and entertaining.

Offering three bedrooms, generous living space and an enclosed rear garden, this is a practical family home in a popular Killingworth location, well placed for the area's range of local amenities and facilities.



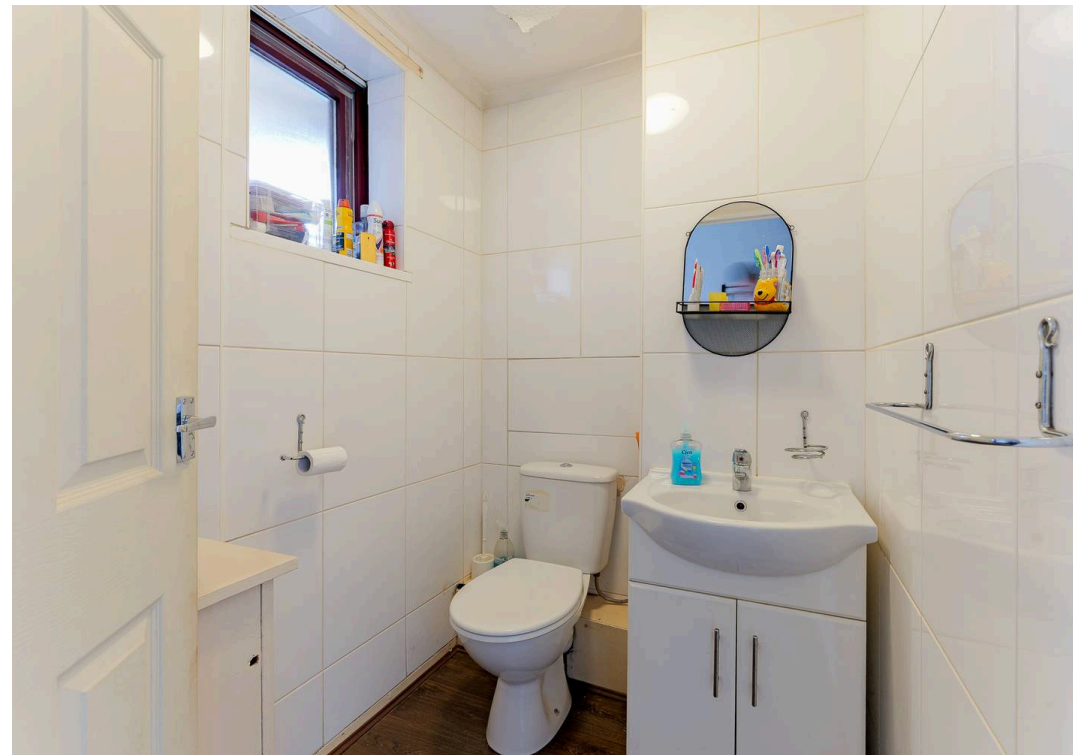


Killingworth has evolved from its mining heritage into a modern, thriving town. The area offers a wide range of amenities, centred around the White Swan Shopping Centre with supermarkets, local shops, welcoming pubs, and restaurants. Outdoor spaces include Killingworth Boating Lake, local bridlepaths,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

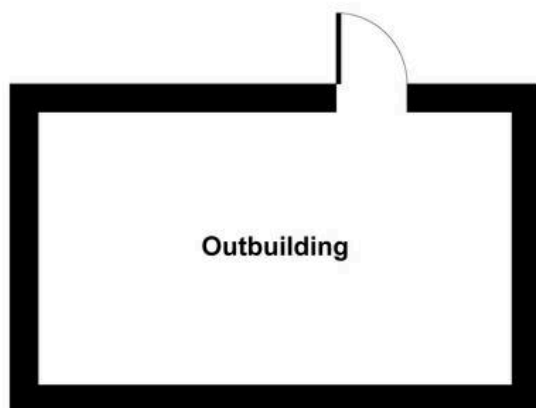
Council Tax band: A

Tenure: Freehold

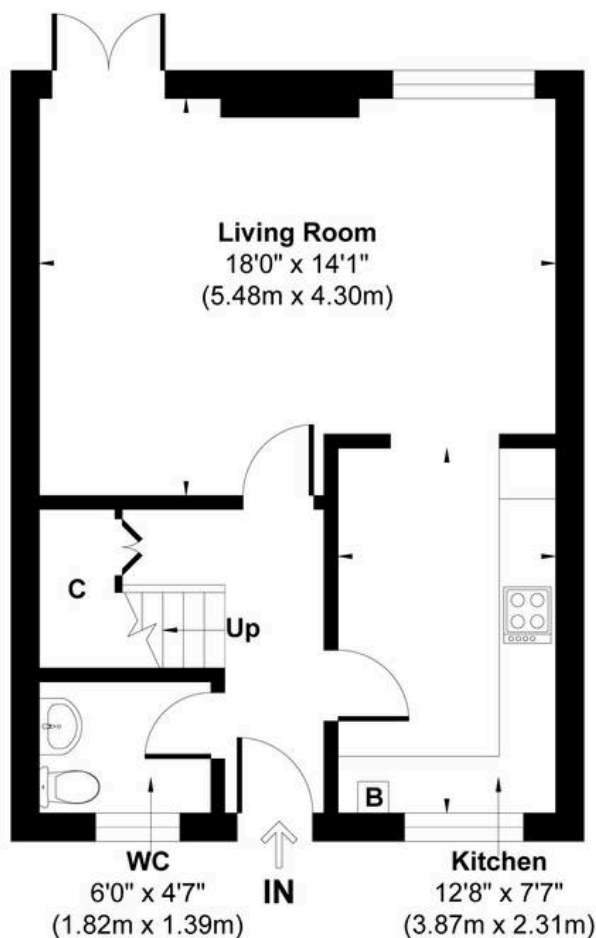
- Three bedroom, two bathroom family home
- With spacious living areas and modern kitchen
- Westerly facing enclosed rear garden & front garden with driveway
- Residential Location close to a range of local amenities



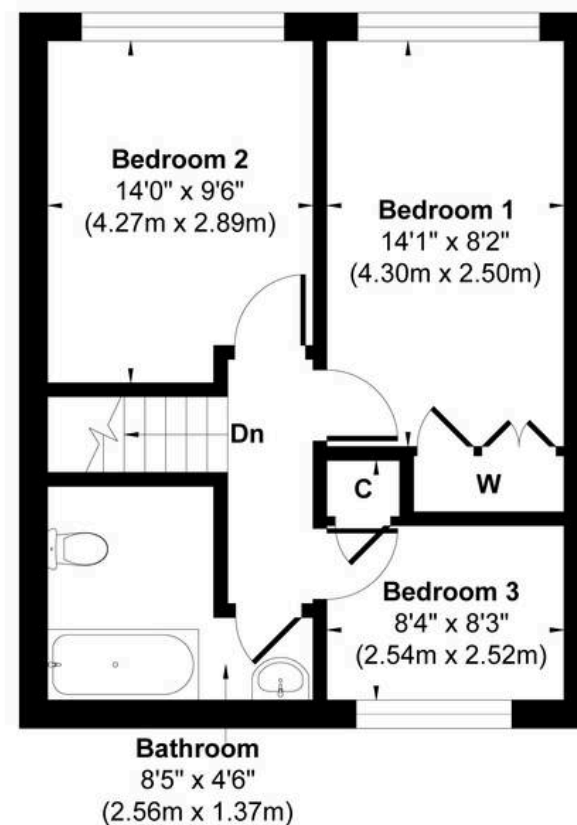




Outbuilding



Ground Floor
Approximate Floor Area
447 sq.ft
(41.53 sq.m)



First Floor
Approximate Floor Area
412 sq.ft
(38.05 sq.m)

Approx. Gross Internal Floor Area 859 sq. ft / 79.58 sq. m (Excluding Outbuilding)

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