



22 Ashley Close, Killingworth  
Newcastle Upon Tyne

In Excess of £200,000

## 22 Ashley Close

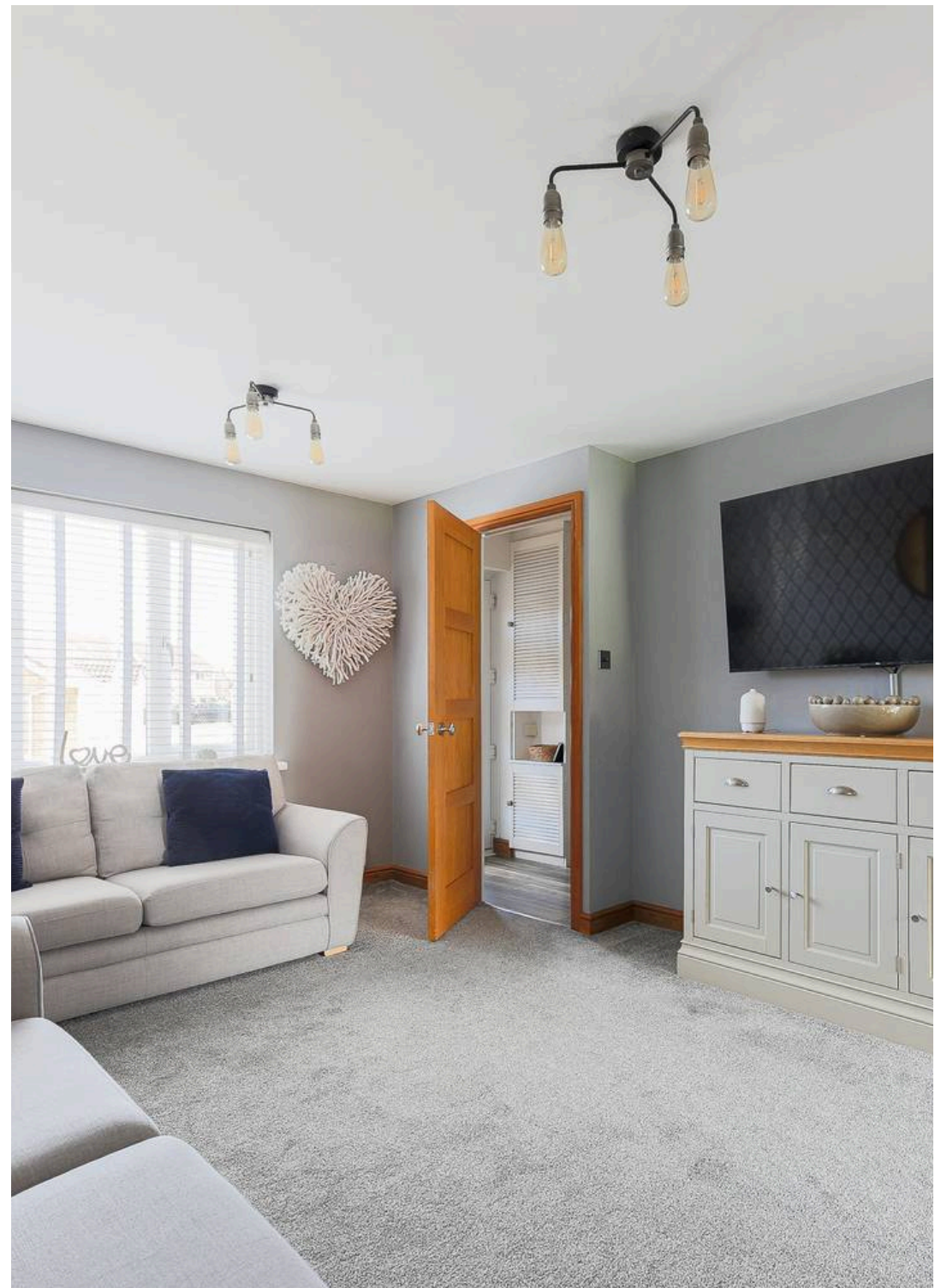
Killingworth, Newcastle Upon Tyne

Alexander Hudson Estates are delighted to welcome to the market this beautifully presented three bedroom terraced family home in Killingworth. Ashley Close sits within easy reach of local schools, shops and transport links, with Killingworth Shopping Centre and the lakes close by.

A welcoming entrance hall leads through to a bright lounge, finished with a striking feature wall, and on to a well appointed kitchen/diner complete with contemporary units, a built-in oven and hob, useful understairs storage, and space for a family dining table. Patio doors open directly onto the west-facing rear garden, filling the space with natural light and providing an excellent outdoor area for enjoying the afternoon and evening sun.

Upstairs, three bedrooms offer flexible accommodation to suit family life, served by a modern bathroom fitted with a shower over bath and a handy airing cupboard on the landing.

Externally, the property benefits from off-street parking via a driveway to the front. To the rear, the west-facing garden has been thoughtfully landscaped with composite decking and a low-maintenance artificial lawn, complete with a timber storage shed, offering a great space for relaxing, entertaining or children to play.





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: B

Tenure: Freehold

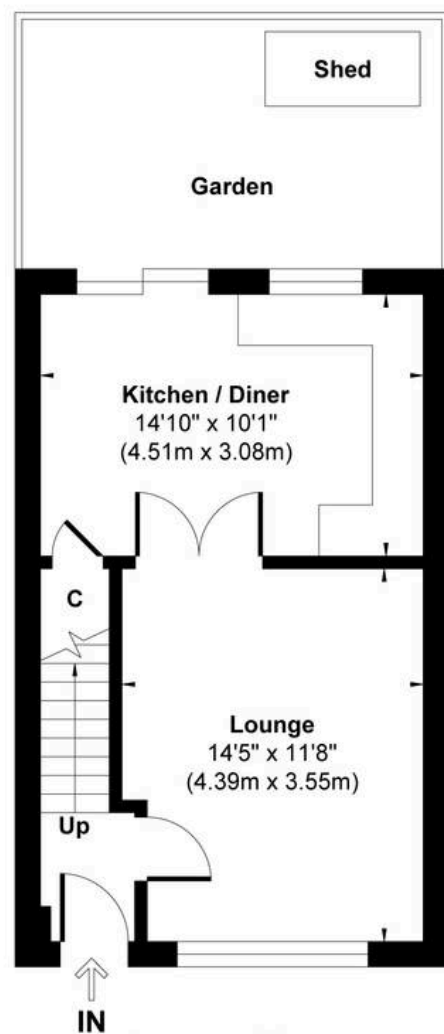
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Well presented three bedroom terraced family home.
- Well-appointed kitchen/diner with patio doors to the garden
- Thoughtfully designed garden with decking and a low-maintenance lawn
- Popular Killingworth location close to schools, shops and transport links







**Ground Floor**  
Approximate Floor Area  
370 sq.ft  
(34.37 sq.m)



**First Floor**  
Approximate Floor Area  
370 sq.ft  
(34.37 sq.m)



**Approx. Gross Internal Floor Area 740 sq. ft / 68.74 sq. m**

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