



# Alexander Hudson Estates

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Sales Particulars



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Nicholson Terrace, NE12





# The Property

Alexander Hudson Estates are delighted to welcome to the market this beautifully presented traditional three bedroom semi detached home on a much sought after residential road in Forest Hall NE12.

The property includes single garage, parking and professionally landscaped gardens, whilst offering recently refurbished accommodation finished to a lovely standard which briefly comprises; The entrance lobby gives access to a welcoming entrance hallway with stairs tot he first floor. Spacious Lounge which has as its focal point a wood burning stove to chimney breast recess. Well appointed fitted kitchen including integrated appliances. Separate Utility Room. Large walk in cupboard, currently fitted out as a bar. From the first floor landing, there are three well proportioned bedrooms and a shower room/wc finished to a high standard with walk in shower. Externally; The property enjoys a town garden to the front with driveway and single attached attached garage. To the rear, superb , well stocked , professionally landscaped gardens, which offer lawn, patio, decking with arbour and outdoor kitchen.

Forest Hall is a well-established suburb named after the Victorian mansion that once stood in the area. This leafy neighbourhood offers a mix of properties, local shops, cafés such as Sands of Tyne Coffee Shop & Bar, and supermarkets, complemented by nearby green spaces. Benton Metro Station and road links via the A19 and A1 provide straightforward commuting. Families are well served by schools including Forest Hall Primary and Ivy Road Primary, alongside nearby secondary schools. With its combination of character, amenities, and green surroundings, Forest Hall remains a highly desirable area for residents of all ages.

Freehold  
Council Tax: B  
EPC Rating: 61



Approx. Gross Internal Floor Area 1021 sq. ft / 94.83 sq. m (Excluding Garage)  
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