



# Alexander Hudson Estates

---

Sales Particulars



# Alexander Hudson Estates

Ganton Avenue, Southfield Green, NE23





# The Property

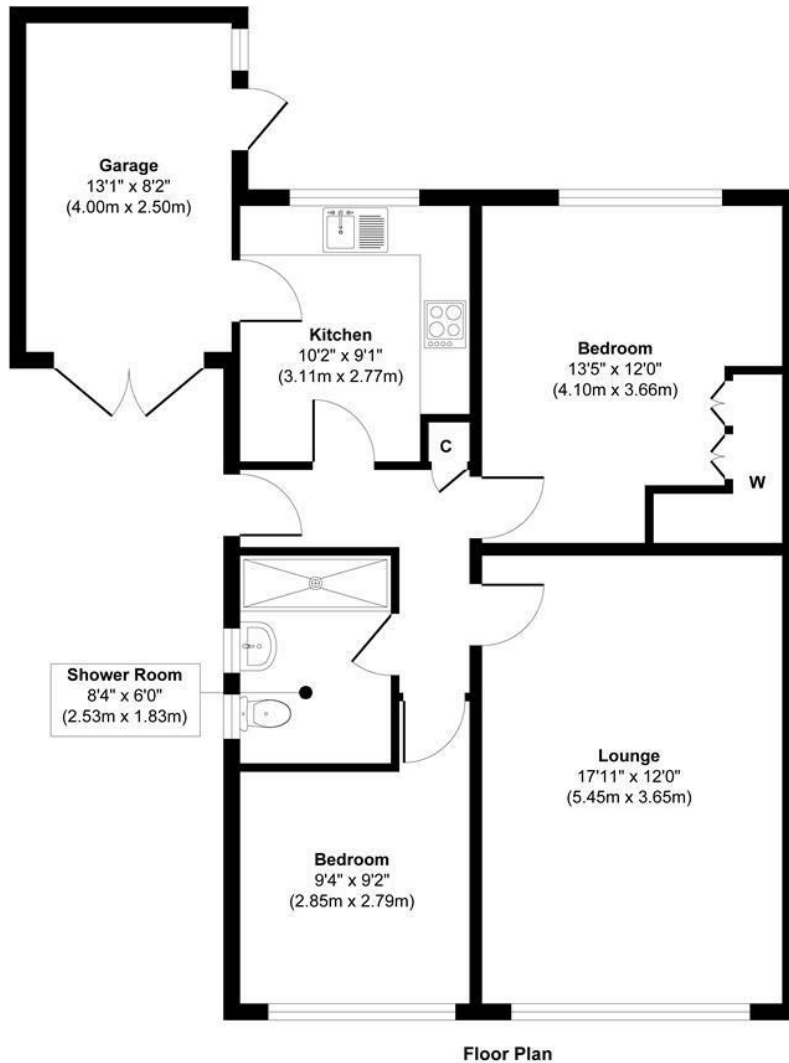
Alexander Hudson Estates are proud to present to the market this delightful two-bedroom, semi-detached home, located in the sought-after residential development of Southfield Green, NE23. Offered with no onward chain, this charming property is full of character and presents a fantastic opportunity for buyers looking to place their own stamp on a well-loved home.

Upon entering, you're welcomed into a bright and generously proportioned living room, bathed in natural light and perfect for relaxing or entertaining. Flowing seamlessly through the home, there is a spacious open-plan kitchen and dining area, ideal for meals and hosting guests. The property boasts two well sized double bedrooms, both offering plenty of space for storage and comfort, with potential for home office setups or guest accommodation depending on your needs and there is a primary bathroom also included.

Externally, the front of the home features a neatly maintained garden and a private driveway providing ample off-street parking, which leads to a secure attached single garage, ideal for storage or parking. To the rear, you'll find a sunny, south-facing garden with a lovely blend of patio and lawn space, bordered by mature plants and shrubs, creating a tranquil outdoor retreat perfect for summer evenings.

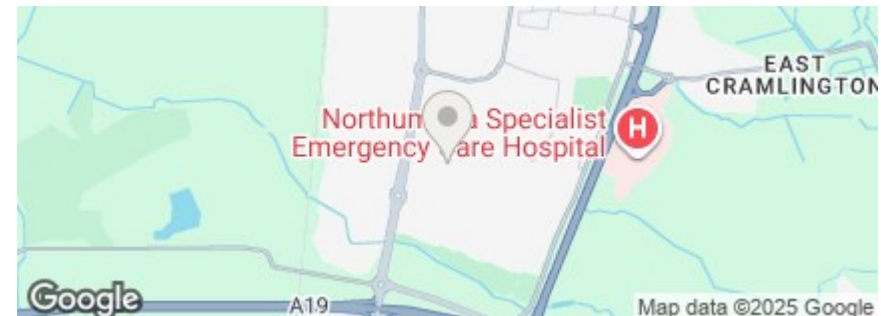
Ideally situated, the property offers excellent transport links, with the A19 and A189 just minutes away, ensuring convenient commuting across Northumberland, North Tyneside, and into Newcastle City Centre. Cramlington's Manor Walks Shopping Centre is only a five-minute drive, providing access to a wide array of shops, restaurants, leisure facilities, and public transport options.

Freehold  
Council Tax: B  
EPC Rating: 68



Approx. Gross Internal Floor Area 797 sq. ft / 74.10 sq. m

Illustration for identification purpose only, measurements approximate and not to scale, unauthorized reproduction is prohibited. All rights reserved for Alexander Hudson Estates





---

Alexander Hudson Estates  
The Printworks  
20 Arrow Close  
NE12 6QN

0191 268 7433  
[sales@alexanderhudson.co.uk](mailto:sales@alexanderhudson.co.uk)