



# Alexander Hudson Estates

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Sales Particulars





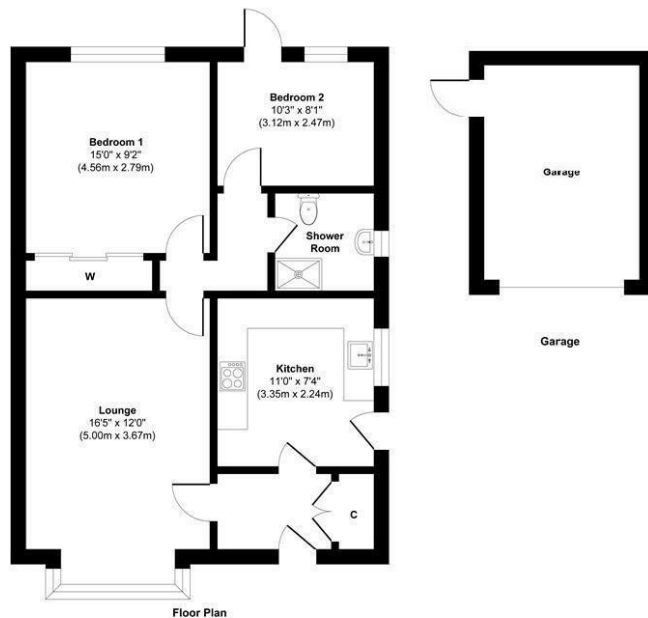
# The Property

Alexander Hudson Estates are pleased to bring to the market this two bedroom semi detached bungalow well positioned in the sought after Ashdown Manor Estate, NE12.

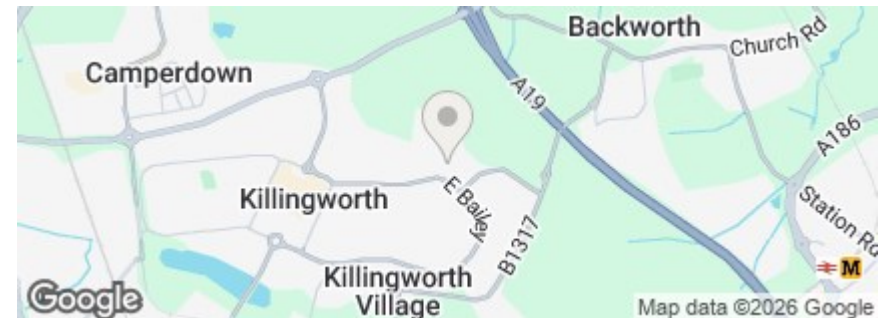
The property is approached to the front via a block paved driveway extending to the side elevation, providing ample parking and leading to a detached single garage. The garden to front is open plan and lawned. Internally the property offers well proportioned accommodation comprising; Generous Lounge, Fitted kitchen incorporating integrated gas hob, electric oven and extractor hood. The principal bedroom offers built in wardrobe with mirror sliding door frontage as well as built in furniture to surround the bed area. Second single bedroom which has access door to the rear garden. Shower room/wc including large shower and wash basin with wc to vanity unit. Externally the rear garden is enclosed and hard landscaped for easy maintenance.

The property is well located, being only a short walk to the nearest supermarket, and a ten-minute walk to the local shopping centre, which includes various shops and eateries. A leisure centre is within a five-minute walk, providing a swimming pool, indoor sports courts, and a gym. A local bus route sits only a few minutes walk from the property offering easy access to Newcastle City Centre and North Tyneside whilst local primary and secondary schools are also within walking distance.

Freehold  
Council Tax: B  
EPC Rating: 66



Approx. Gross Internal Floor Area 743 sq. ft / 68.99 sq. m  
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