



Alexander Hudson Estates

Sales Particulars

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Glebe Crescent, Forest Hall, NE12



The Property

Alexander Hudson Estates are pleased to introduce to the market this well-positioned, two-bedroom semi-detached home, ideally situated on a quiet, residential cul-de-sac in the popular area of Forest Hall, NE12. Set back from the road and occupying a generous corner plot, this home is offered to the market with no onward chain, making it an excellent opportunity for first-time buyers, downsizers, or investors.

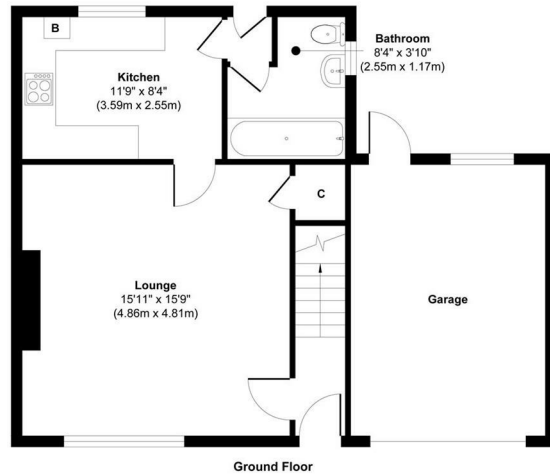
In need of a degree of modernisation, the property offers exciting scope for improvement and personalisation, with ample space to extend (subject to the necessary permissions) or simply refresh to suit your own tastes and lifestyle.

Upon entering, you are welcomed by a bright entrance hallway with stairs leading to the first floor. To the front of the home is a spacious lounge, flooded with natural light thanks to a large window overlooking the front garden. The kitchen is situated to the rear and provides access to a rear lobby with access door to the rear gardens and lading to the family bathroom complete with three-piece suite.

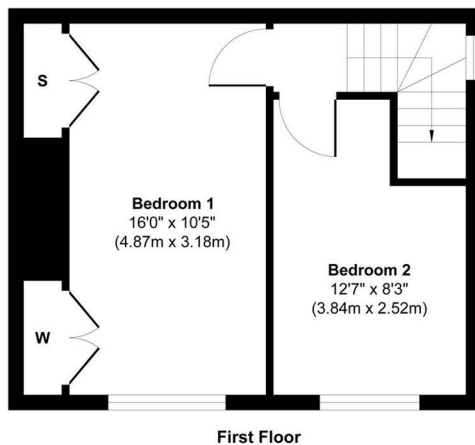
Upstairs, the first floor offers two well-proportioned double bedrooms, the primary of which benefits from built in wardrobes.

Externally, the home is surrounded by generous, mature gardens to the front, side, and rear and a private driveway provides off-street parking and leads to an attached single garage.

The Killingworth Shopping Centre, White Swan Centre and The Lakeside Centre are all close-by along with both Killingworth Boating Lake with its bridleways and Lakeside Park offering idyllic settings. The property sits close to a bus route and metro station with links to Newcastle City Centre, Quorum, Balliol and Gosforth Business Parks; whilst the A19 is only a short drive away for trips further afield.



Approx. Gross Internal Floor Area 471 sq. ft / 43.78 sq. m (Excluding Garage)
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First Floor
Approx. Gross Internal Floor Area 305 sq. ft / 28.35 sq. m
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Freehold
Council Tax: A
EPC Rating: 65





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