



# Alexander Hudson Estates

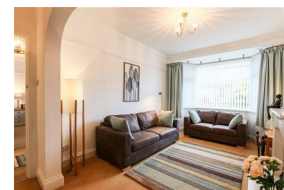
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Sales Particulars



# Alexander Hudson Estates

Granville Drive, Forest Hall, NE12





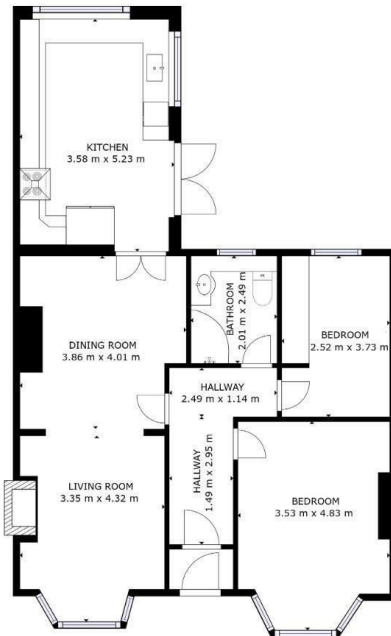
# The Property

Alexander Hudson Estates introduces to the market this two-bedroom, semi-detached bungalow situated in the popular residential area of Forest Hall. Close-by to a range of amenities, schooling and transport links, including Forest Hall High Street just a short walk away.

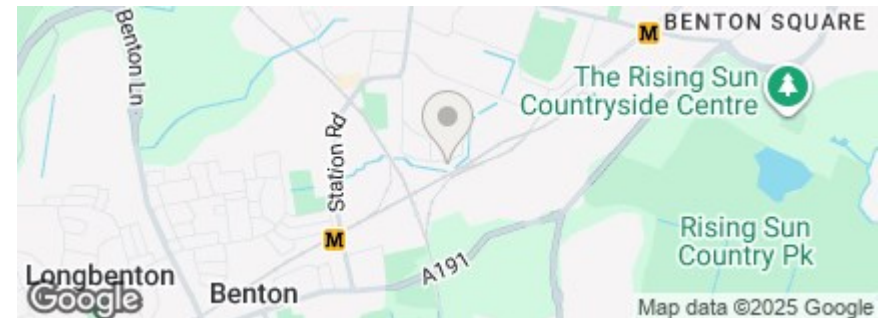
Well presented and maintained throughout, the property features an entrance hallway, open plan living/ dining room, kitchen, two spacious bedrooms and a family bathroom. Externally, the property benefits from an extended resin driveway which provides ample off street parking for multiple vehicles and access to the attached single garage. A beautifully presented, mature and generously sized garden with lawn, patio area and fully equipped garden room sits to the rear.

The property is ideally located and within walking distance to Forest Hall High Street which offers a range of amenities. 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.

Freehold  
Council Tax: C  
EPC Rating: 65



GROSS INTERNAL AREA  
FLOOR 1: 89.43 m<sup>2</sup>  
TOTAL: 89.43 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY





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