



# Alexander Hudson Estates

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Sales Particulars



# The Property

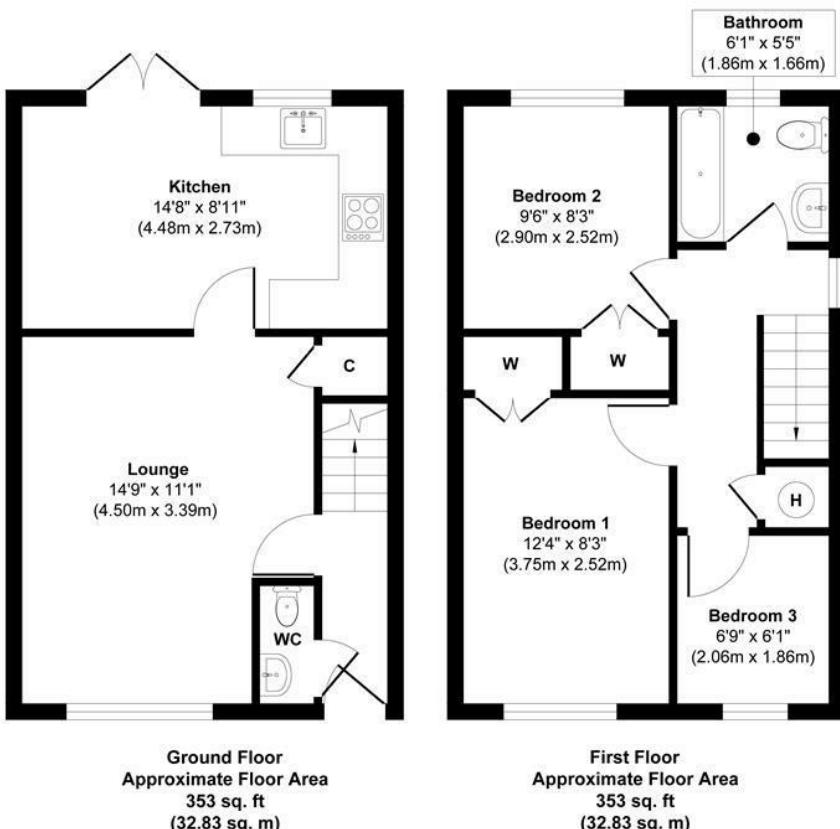
Alexander Hudson Estates introduces to market this three-bedroom, terraced family home with allocated parking and spacious rear garden in the popular residential area of Forest Gate, NE12. Close-by to a range of local amenities, transport links and schooling.

Immaculately presented throughout, this delightful home boasts a welcoming entrance hallway, the ground floor features a conveniently located WC, ideal for guests, alongside a spacious living room that provides a cozy retreat. The open-plan kitchen diner is a true highlight, with ample space for both cooking and entertaining, and French doors that open up to a beautifully maintained rear garden, allowing natural light to flood the area while providing a seamless connection to the outdoors.

On the first floor, you'll find three bright and airy bedrooms, each with generous proportions and large windows, ensuring a comfortable and relaxing environment. The family bathroom is stylishly appointed, with modern fixtures and finishes. To the rear, a landscaped garden, perfect for enjoying those warm, summer months.

The property lies just a 5-minute drive (or 15-minute walk) from a large supermarket and is a similar distance from The Rising Sun Country Park, a green oasis with ponds, woodlands and extensive grasslands, the site is an ideal place to relax and enjoy the great outdoors. Killingworth Shopping Centre is also only a 10 minute drive, offering another large supermarket and various high street shops; whilst The Lakeside Centre is also close by, a leisure centre which offers a swimming pool, indoor sports courts, a gym and a soft play for children. Palmersville Metro Station and the A19 offer ease of access across Newcastle and further afield.

Freehold  
Council Tax: B  
EPC Rating: 76



Approx. Gross Internal Floor Area 707 sq. ft / 65.67 sq. m

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