



Alexander Hudson Estates

Sales Particulars

Alexander Hudson Estates

Forest Avenue, NE12



The Property

Alexander Hudson Estates are delighted to welcome to the market this stunning four-bedroom terraced family home, ideally located within the highly sought-after residential area of Forest Hall.

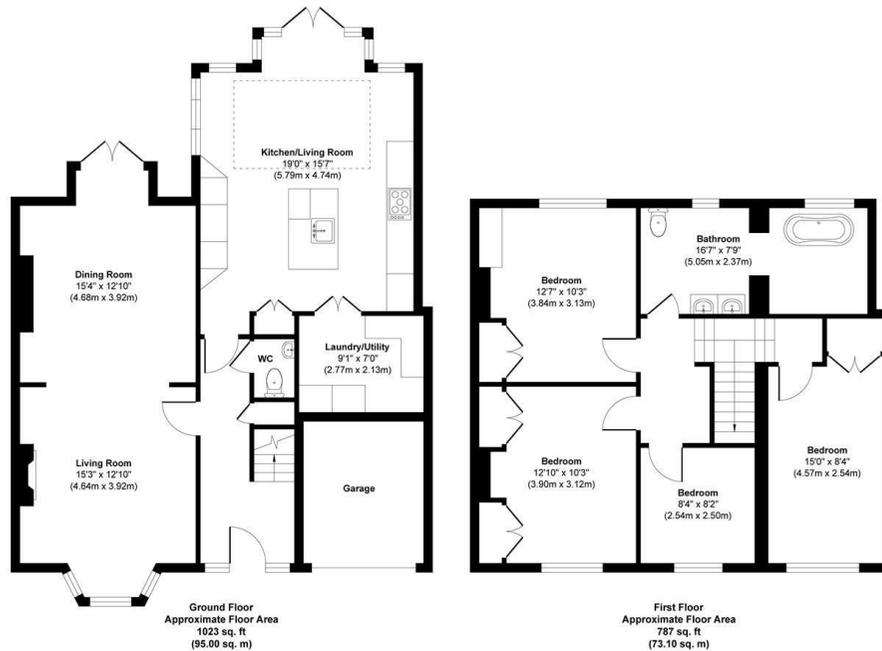
Upon entering, you are greeted by a bright and spacious entrance hall that sets the tone for the rest of the home. The inviting living room offers a cosy retreat and flows seamlessly into the dining room, creating an ideal space for both everyday living and entertaining.

The ground floor further benefits from a modern kitchen and family room, featuring bar seating and an additional relaxed seating area. Large windows and French doors flood the space with natural light and provide a seamless connection to the immaculate rear garden. A convenient downstairs WC completes the ground floor accommodation.

To the first floor, the property boasts four well-proportioned bedrooms, one of which is currently utilised as a home office. The first floor also hosts a spacious family bathroom, complete with a large soaking bathtub, separate shower, and a double-sink vanity unit.

Externally, the property offers a paved driveway and garage providing ample off-street parking. The rear garden is beautifully maintained, featuring a lawn and patio area, making it ideal for outdoor dining and entertaining during the warmer summer months.

Forest Hall is a well-established suburb named after the Victorian mansion that once stood in the area. This leafy neighbourhood offers a mix of properties, local shops, cafés such as Sands of Tyne Coffee Shop & Bar, and supermarkets, complemented by nearby green spaces. Benton Metro Station and road links via the A19 and A1 provide straightforward commuting. Families are well served by schools including Forest Hall Primary and Ivy Road Primary, alongside nearby secondary schools. With its combination of character, amenities, and green surroundings, Forest Hall remains a highly desirable area for residents of all ages.



Approx. Gross Internal Floor Area 1810 sq. ft / 168.10 sq. m (Excluding Garage)

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Freehold
Council Tax: C
EPC Rating: 53





Alexander Hudson Estates
The Printworks
20 Arrow Close
NE12 6QN

0191 268 7433
sales@alexanderhudson.co.uk