



Alexander Hudson Estates

Sales Particulars



The Property

Beautifully presented traditional 3-bedroom terraced home, offering spacious accommodation finished to a lovely standard with gardens, well positioned on this quiet residential road in Forest Hall.

The Accommodation comprises; welcoming entrance hall with feature tiled floor and stairs to the first floor landing. Attractive lounge featuring wood burning stove. Superb kitchen dining room to the rear finished in a traditional style to include range cooker, and integrated dishwasher, fridge and freezer. Separate utility room which gives access to the ground floor shower room and wc. From the first floor landing are two double bedrooms, further single bedroom and a charming family bathroom which includes free standing bath and large walk in shower. Externally, easily maintained garden to front and the rear garden is lawned with patio, pergola and timber summerhouse with power and internet access, ideal as a home office.

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.

Freehold
Council Tax: C
EPC Rating: 65



Approx. Gross Internal Floor Area 1254 sq. ft / 116.49 sq. m

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The Printworks
20 Arrow Close
NE12 6QN

0191 268 7433
sales@alexanderhudson.co.uk