



Alexander Hudson Estates

Sales Particulars



The Property

Alexander Hudson Estates proudly presents this three bedroom semi detached family home, brimming with potential and ideally located on a sought after residential road in Forest Hall, NE12. Originally purchased by the current owner as a new build, this is the first time the property has been offered to the market in approximately 70 years, making it a truly rare opportunity.

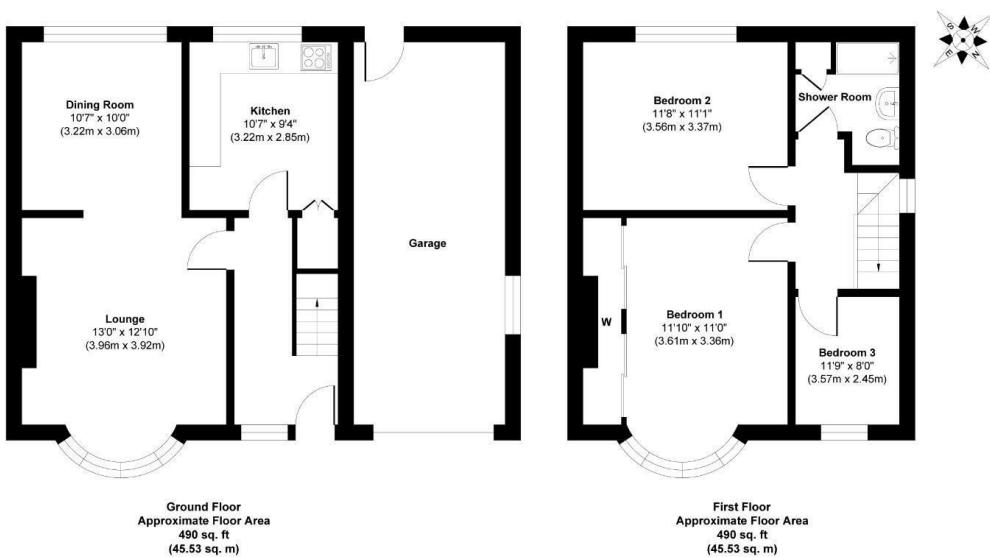
The property offers spacious and characterful accommodation, briefly comprising: a large entrance hallway, a generous living room featuring a bay window and flowing through to the dining room, which enjoys views over the rear garden. The bright and sunny kitchen provides direct access to the garage.

To the first floor, the landing leads to the principal bedroom with fitted wardrobes and a bay window, two further well proportioned bedrooms, and a family bathroom.

Externally, the property benefits from driveway parking to the front, a low maintenance front garden, an attached garage, and a private south facing rear garden ideal for families or those looking to create an outdoor retreat.

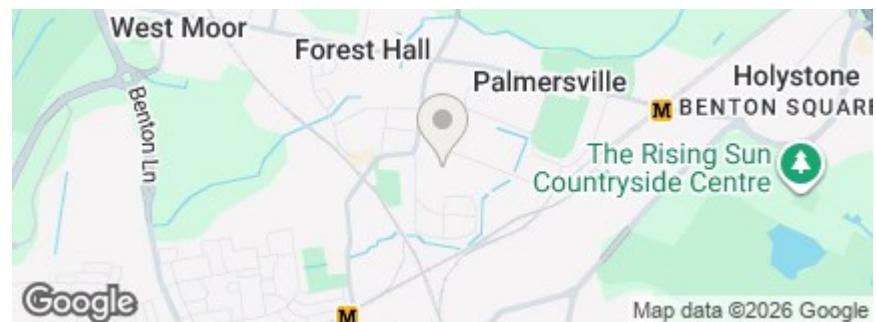
Forest Hall is a well-established suburb named after the Victorian mansion that once stood in the area. This leafy neighbourhood offers a mix of properties, local shops, cafés such as Sands of Tyne Coffee Shop & Bar, and supermarkets, complemented by nearby green spaces. Benton Metro Station and road 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: 0



Approx. Gross Internal Floor Area 980 sq. ft / 91.06 sq. m (Excluding Garage)

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