



# Alexander Hudson Estates

---

Sales Particulars

# Alexander Hudson Estates

Harbottle Grove, NE27



# The Property

Alexander Hudson Estates are pleased to introduce to market this three bedroom, semi-detached family home located within the increasingly popular area of Holystone, NE27. Sold under a Section 106 agreement, this property is listed at a discounted value of 65% of the current market value.

You are welcomed into this lovely family home through a spacious and inviting entrance hallway, which connect to a conveniently located WC, ideal for guests and everyday family use. The home features a well-sized kitchen that offers plenty of space for cooking and storage. In addition, there is a separate living room that provides a comfortable and relaxing space to unwind, complete with French doors that allow plenty of natural light to flow through while also offering attractive views and direct access to the rear garden.

To the first floor, the property boasts three well-proportioned bedrooms, these rooms are all served by a modern family bathroom, providing a functional and convenient layout for everyday use.

Externally, the property continues to impress, to the front, there are two allocated parking spaces. To the rear, the home benefits from a well-maintained lawned garden, creating a pleasant outdoor space for children to play or for relaxing outdoors.

Disclaimer - Under the affordable housing provision, the property is to be marketed at £162,500 which is deemed to be 65% of the current market value. There is a set of criteria that prospective purchasers will be required to satisfy in order to purchase this property. The eligibility is as follows: The household cannot afford to buy a home on the open market (The household income is less than £60,000) and either of the following: Living in North Tyneside (minimum of 3 years) or Working in North Tyneside (minimum of 3 years).

Freehold  
Council Tax: C  
EPC Rating: 83

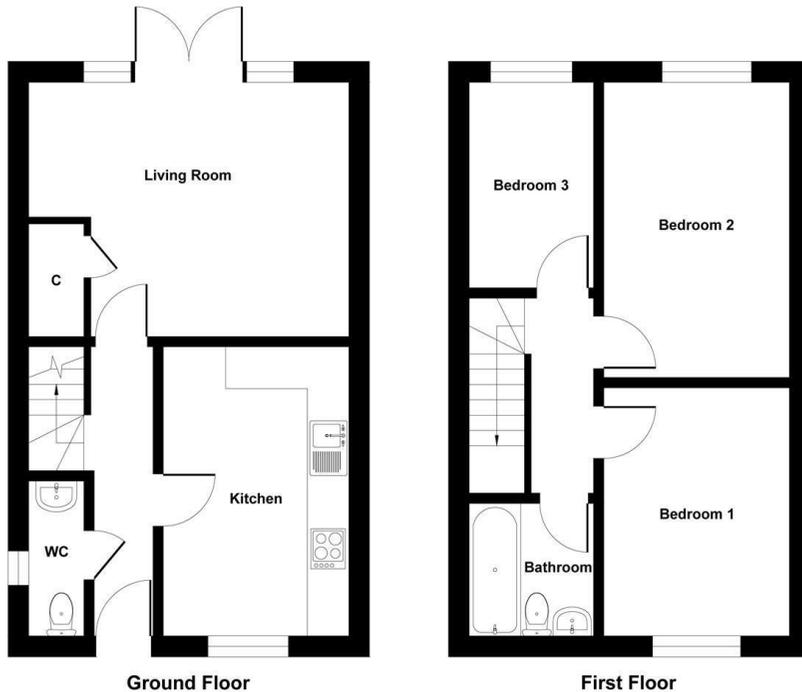


Illustration for identification purpose only, measurements approximate and not to scale, unauthorized reproduction is prohibited. All rights reserved for Alexander Hudson Estates





---

Alexander Hudson Estates  
The Printworks  
20 Arrow Close  
NE12 6QN

0191 268 7433  
[sales@alexanderhudson.co.uk](mailto:sales@alexanderhudson.co.uk)