



Alexander Hudson Estates

Sales Particulars

Garden Croft

Forest Hall

NE12 9LT





Alexander Hudson Estates introduces to market this bright and spacious, two-bedroom, semi-detached family home, situated within a cul-de-sac location and within walking distance to Forest Hall High Street.

Well presented and maintained throughout, the property briefly comprises of an entrance hallway, living room and a kitchen/ diner. Two generously sized bedrooms are located on the first floor along with a family bathroom. Externally, a paved and gravelled driveway sits at the front of the property providing off-street parking whilst a generously sized garden with patio area, garden lawn and raised decking area can be found to the rear

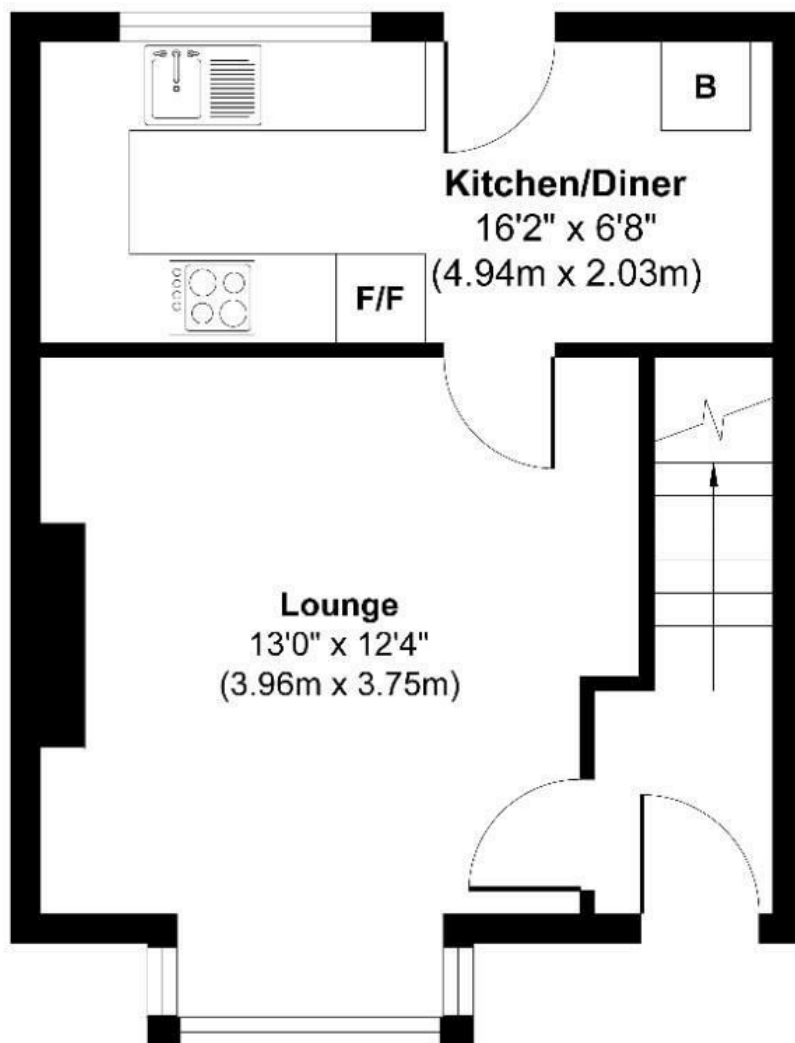
The property is located within walking distance of several primary schools, George Stephenson High School and Forest Hall's High Street which includes a Sainsbury's Local, numerous eateries and a pharmacy. Springfield Park, with its Community Centre and Tennis Club, is also within walking distance of the property. Several local pub/restaurants and a mid-sized supermarket are close by. The property sits just off a main bus route and is within a twenty-minute walk away from Benton Metro Station which provides easy access to Newcastle City Centre, the coast and further afield.



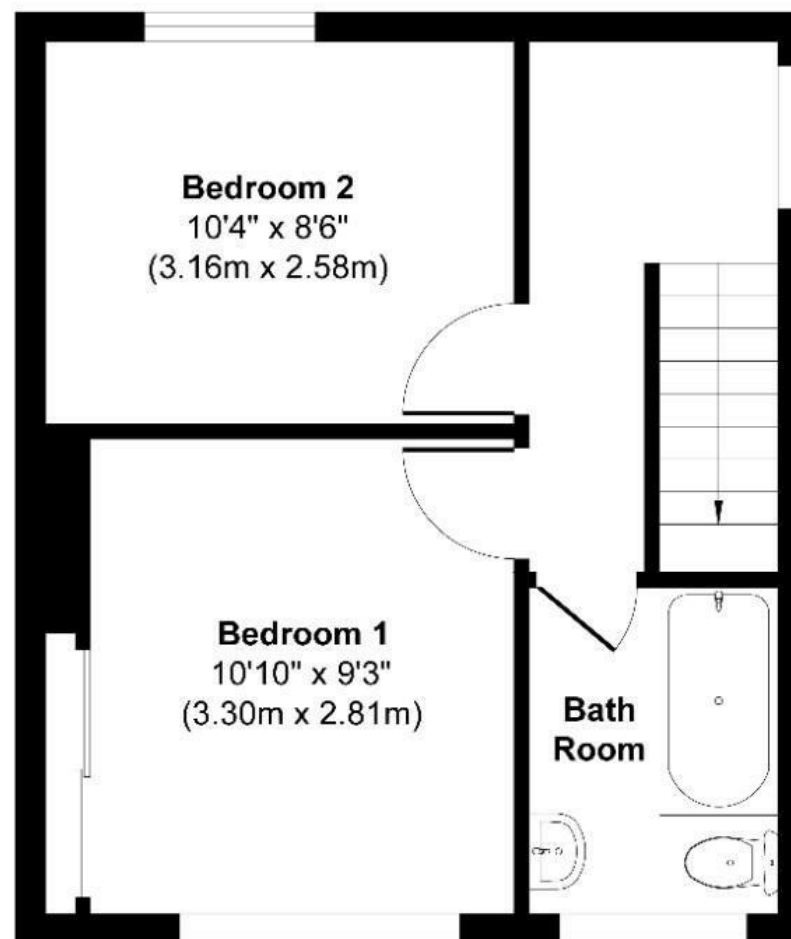








Ground Floor
Approximate Floor Area
326 sq. ft
(30.30 sq. m)



First Floor
Approximate Floor Area
313 sq. ft
(29.04 sq. m)

Approx. Gross Internal Floor Area 639 sq. ft / 59.35 sq. m.

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