

# Bede Close, Forest Hall NE12

OIRO £220,000



## Full Description

Alexander Hudson are delighted to bring to the market this three bedroom semi detached home, enjoying a pleasant corner position on the every popular Holystone Grange NE12.

The property offers attractively presented accommodation with a spacious private garden site, comprising; Entrance Lobby with Ground floor Wc. An internal access door then leads to an open plan living room including stairs to the first floor. The kitchen/dining room is finished to a modern standard, the dining area offers ample entertaining space with French doors to the rear garden. From the first floor landing there are two double bedrooms, single bedroom and a family bathroom/wc. Externally, the property offers a generous corner site, enjoying a good deal of privacy, there is ample off street parking via a double driveway and lawned area to the front which extends down the side elevation. Enclosed rear garden which is lawned with patio.

Holystone is a highly regarded residential neighbourhood that combines modern developments with the charm of a village community. Excellent transport links via the A19 and Coast Road provide fast access to Newcastle, North Tyneside, and the coast. The area offers local shops, parks, pubs, and Silverlink Retail Park for wider shopping and leisure

options. Families are drawn to Holystone for its strong community feel and well-regarded schools, including Holystone Primary, making it an appealing location for those seeking convenience, amenities, and family-friendly living.

## Features

- Attractively presented three bedroom semi detached home.
- Lovely corner position with generous garden site and parking.
- Popular residential area of Holystone Grange.
- Excellent transport links via the A19 and A1058 Coast Road.

## Contact Us

### Alexander Hudson

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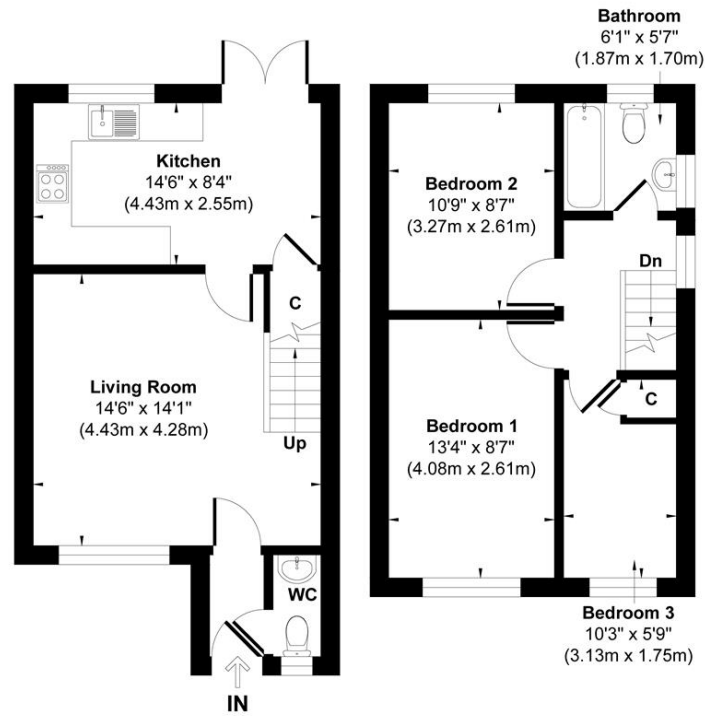






# Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>68</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



**Ground Floor**  
Approximate Floor Area  
333 sq.ft  
(30.93 sq.m)

**First Floor**  
Approximate Floor Area  
357 sq.ft  
(33.19 sq.m)

**Approx. Gross Internal Floor Area 690 sq. ft / 64.12 sq. m**

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