

# Briar Edge, Forest Hall, NE12

OIRO £130,000



## Full Description

Alexander Hudson Estates are delighted to present to the market this bright and spacious two-bedroom upper-floor apartment, ideally located within easy walking distance of local amenities, transport links, and schools.

The property is well presented and meticulously maintained throughout. Accommodation briefly comprises an inviting entrance hallway, a stylish lounge featuring a large front-facing bay window that allows an abundance of natural light to pour in, and a contemporary fitted kitchen with space for a dining area. There are two generously proportioned bedrooms, while a modern shower room completes the internal layout.

Externally, the property benefits from a lawned garden to the front.

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.

## Features

- Well-maintained upper floor, two bedroom apartment.
- Bright and airy living space with large bay window.
- Two well-proportioned bedrooms.
- Situated within the sought-after location of Forest Hall.

## Contact Us

### Alexander Hudson

The Printworks, 20 Arrow Close  
Killingworth  
Newcastle Upon Tyne  
NE12 6QN

T: 0191 268 7433

E: [sales@alexanderhudson.co.uk](mailto:sales@alexanderhudson.co.uk)







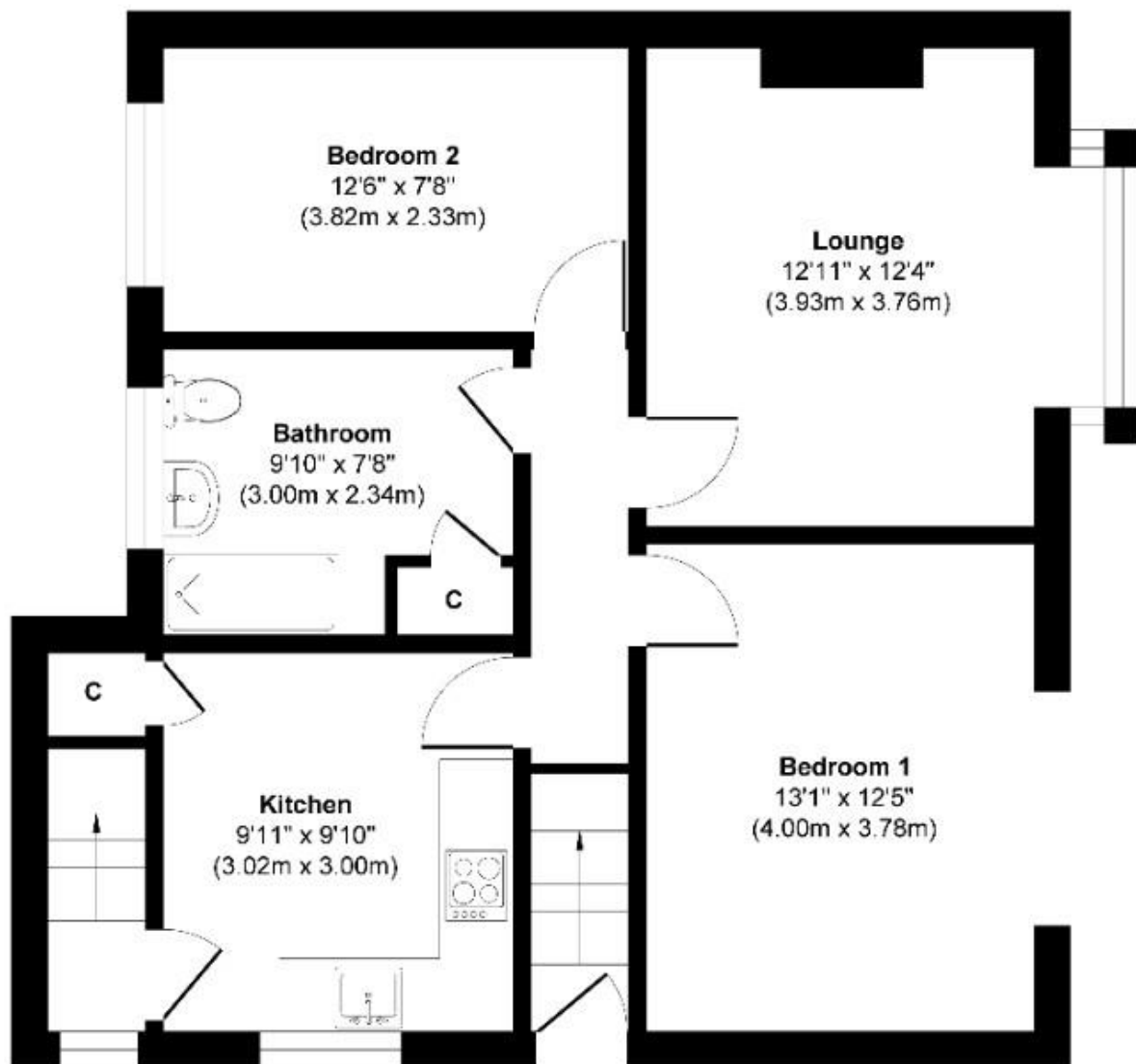




### Energy Efficiency Rating

|   | Current                    | Potential |
|---|----------------------------|-----------|
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            | 75                         | 76        |
| (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<br>2002/91/EC |           |





**Ground Floor**  
**Approximate Floor Area**  
**666 sq. ft**  
**(61.88 sq. m)**

**Approx. Gross Internal Floor Area 666 sq. ft / 61.88 sq. m**

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