

# 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.

### Disclaimer

At Alexander Hudson Estates, we take great care to ensure our marketing is accurate, clear, and transparent. These particulars are intended as a guide only and do not form part of any offer or contract.

All descriptions, images, floor plans, and measurements are provided in good faith but should not be relied upon as statements of fact. Interested parties are advised to carry out their own due diligence and satisfy themselves as to the accuracy of the information provided.

### Features

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

### Contact Us

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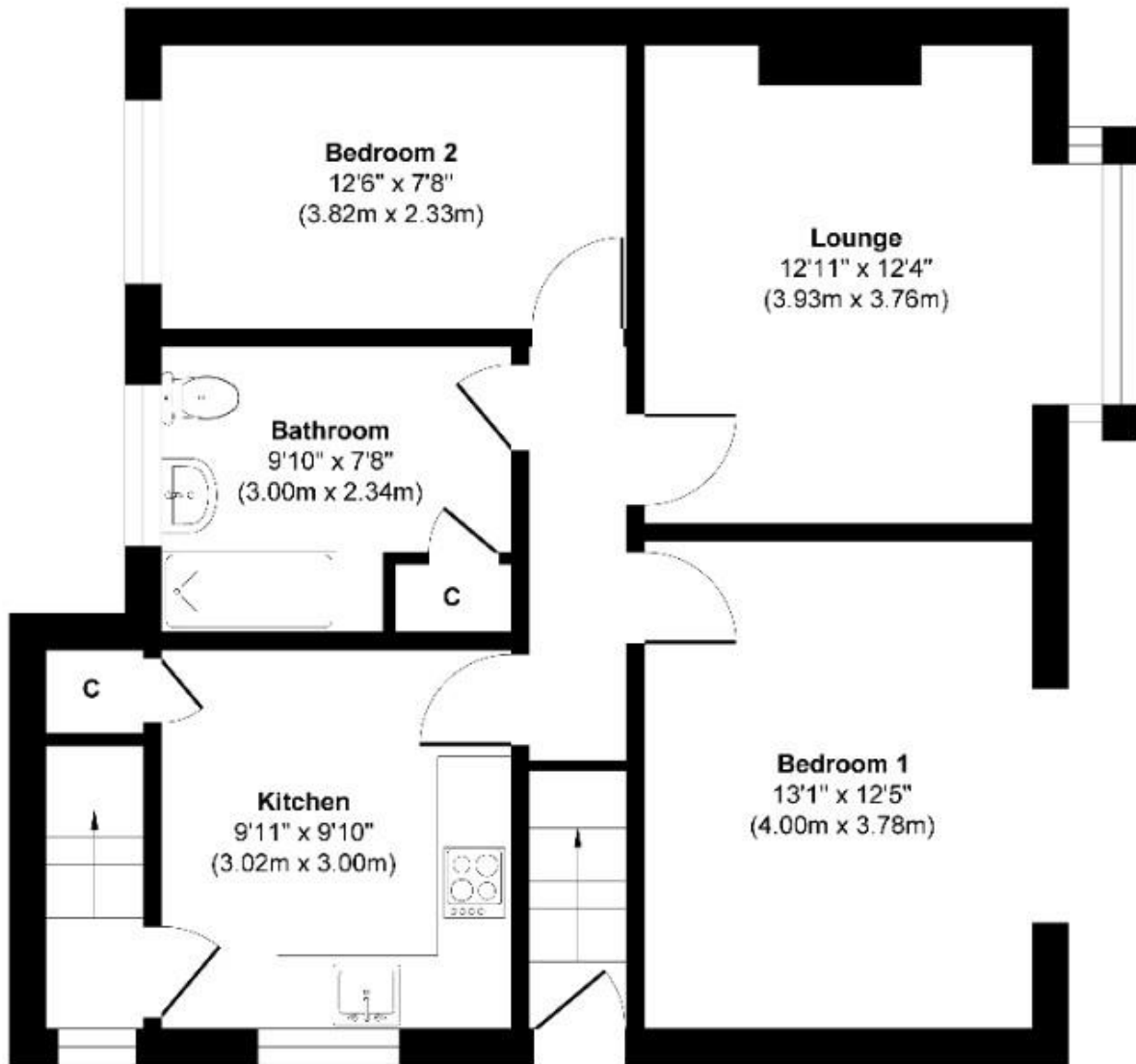




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C	75	76	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental (CO <sub>2</sub> ) Impact Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) A			
(81-91) B			
(69-80) C	78	78	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England, Scotland & Wales		EU Directive 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**

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