

Burn Avenue, Forest Hall NE12

OO £200,000



Full Description

Alexander Hudson Estates are delighted to welcome to the market this beautifully presented traditional three bedroom mid terraced home, occupying a quiet position on this residential road with walkway frontage, just a short walk from local shops and amenities in the ever popular area of Forest Hall NE12.

The front entrance door leads to a charming and welcoming hallway including stairs to the first floor accommodation. There is a Lounge to the front which offers the versatility of open plan living via glazed doors which lead to a spacious dining room . Fitted Kitchen. From the first floor landing are two double bedrooms, further single bedroom and a family bathroom/wc including separate shower. Externally, an enclosed garden to front , accessed from a pedestrian walkway and to the rear a private yard with access gates to the rear lane.

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

- Traditional three bedroom terraced home.
- Generous accommodation with front garden and rear yard.
- Quiet position on residential road with walkway frontage.
- Just a short walk from local shops and easy transport links.

Contact Us

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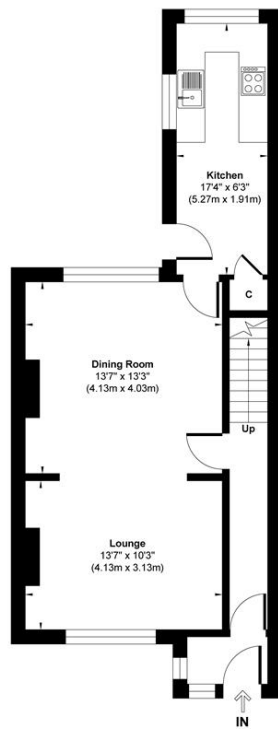


Energy Efficiency Rating

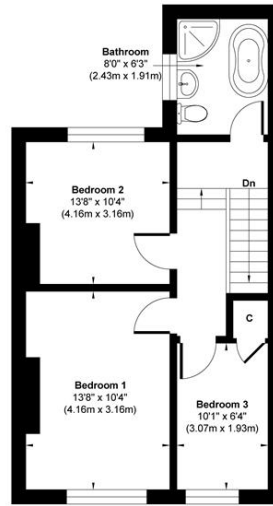
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



Ground Floor
Approximate Floor Area
511 sq.ft
(47.48 sq.m)



First Floor
Approximate Floor Area
453 sq.ft
(42.05 sq.m)

Approx. Gross Internal Floor Area 964 sq. ft / 89.53 sq. m

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