

Burn Avenue, Forest Hall, NE12

OIRO £160,000



Full Description

Alexander Hudson Estates is thrilled to present this fantastic three-bedroom mid-terraced home, perfectly located in the highly sought-after area of Forest Hall, NE12.

The spacious living room and dining room are ideal for family meals or entertaining, with a contemporary kitchen, utility room and ground-floor W/C. Upstairs, you'll find three generous bedrooms, along with a large family bathroom. Front garden to walkway frontage and yard area to the rear of the property.

Just a short walk away, you'll find Forest Hall High Street, offering a variety of local shops and amenities. Additionally, Killingworth Shopping Centre, White Swan Centre, and The Lakeside Centre are nearby. For those who appreciate the outdoors, Killingworth Boating Lake and Lakeside Park are nearby, providing picturesque settings for leisurely walks. Commuting couldn't be easier with excellent transport links, including a nearby bus route and metro station, offering direct access to Newcastle City Centre, Quorum, Balliol, and Gosforth Business Parks. Plus, the A19 is just a short drive away, opening up convenient access to further travel.

Features

- Three bedroom, mid-terrace family home.
- Perfect for entertaining in a spacious dining area with double doors opening into a large living room.
- Private yard to the rear of the property.
- Situated in a sought-after residential area close-by to a range of amenities, transport links and schooling.

Contact Us

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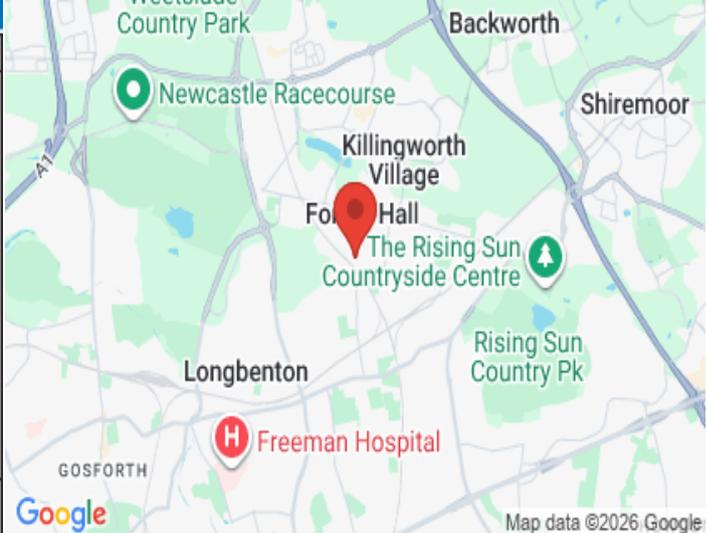


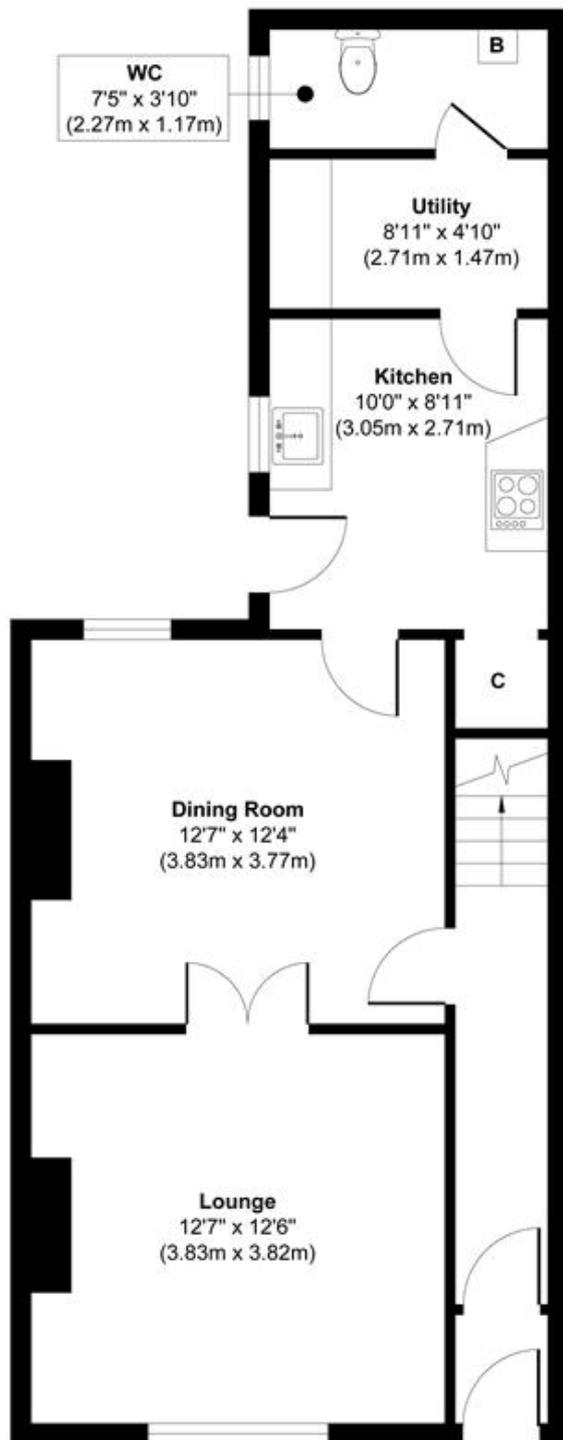


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

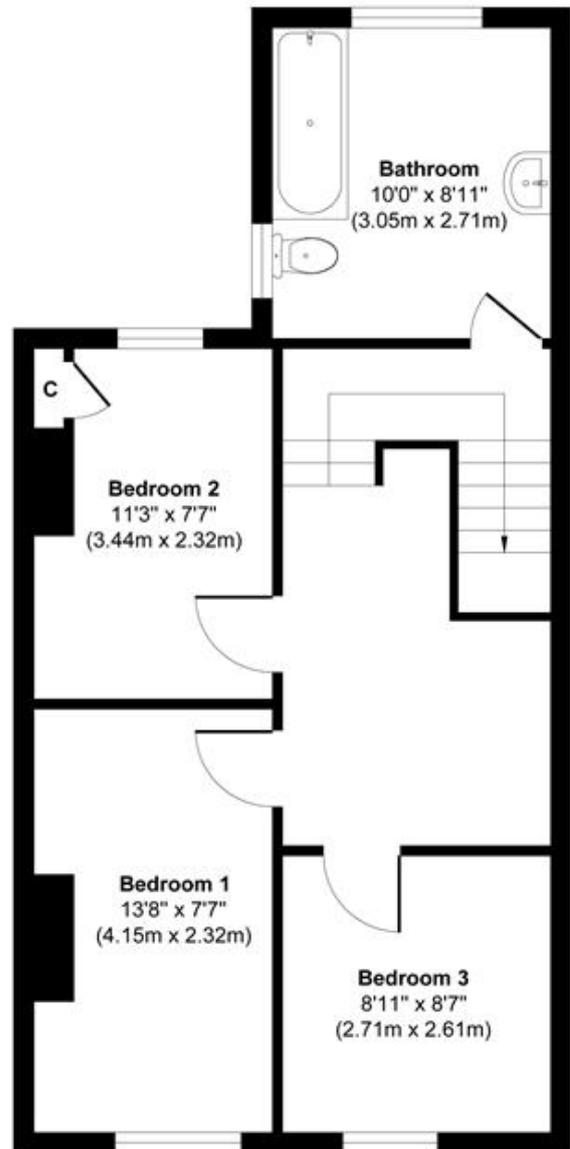
Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D		
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Ground Floor
Approximate Floor Area
591 sq. ft
(54.91 sq. m)



First Floor
Approximate Floor Area
508 sq. ft
(47.21 sq. m)

Approx. Gross Internal Floor Area 1099 sq. ft / 102.13 sq. m

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