

Clousden Drive, Forest Hall, NE12

OO £160,000



Full Description

Alexander Hudson Estates introduces to market this bright and spacious, two-bedroom, semi-detached home with gardens in the popular residential area of Forest Hall, NE12. Situated in a popular residential location, this well-presented two-bedroom semi-detached home offers spacious and practical accommodation ideal for first-time buyers, young families, or investors.

The property features a bright and welcoming lounge and a generous kitchen/dining area with French doors opening directly onto the rear garden, creating an excellent space for both everyday living and entertaining. Upstairs are two well-proportioned bedrooms alongside a family bathroom. Externally, the home benefits from off-street parking to the front and a sizeable enclosed rear garden, mainly laid to lawn, providing an ideal outdoor space for relaxing, entertaining, or family use.

The property is ideally located and within easy reach of Forest Hall High Street. The Killingworth Shopping Centre, White Swan Centre and The Lakeside Centre are also close-by along with both Killingworth Boating Lake with its bridleways and Lakeside Park offering idyllic settings. The property sits close to a bus route and metro station with links to Newcastle

City Centre, Quorum, Balliol and Gosforth Business Parks; whilst the A19 is only a short drive away for trips further afield.

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

- Two bedroom semi-detached home in the popular residential area of Forest Hall, NE12.
- Within walking distance to Forest Hall High Street, local Schools and transport links.
- Driveway providing off-street parking.
- Generous kitchen/dining area with French doors

Contact Us

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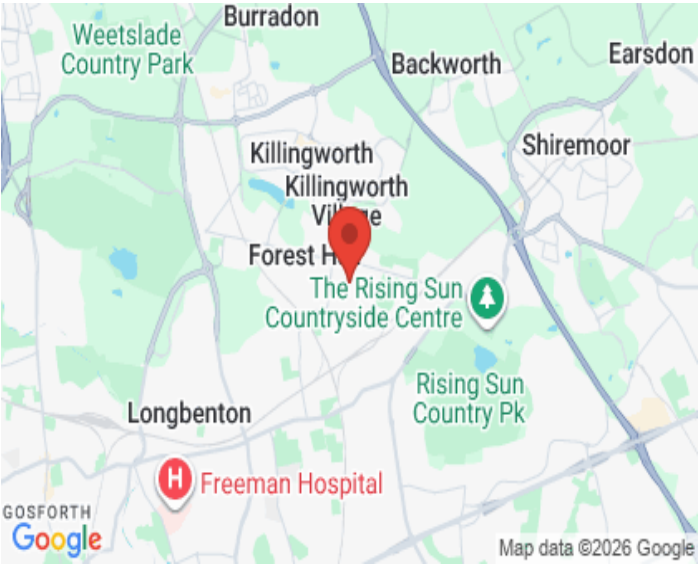


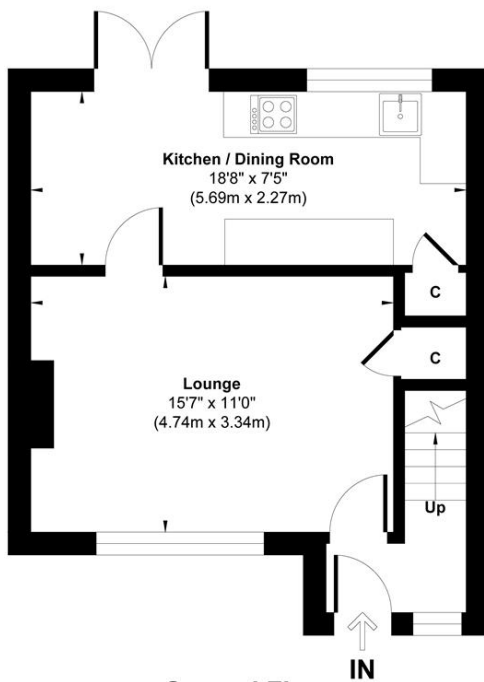




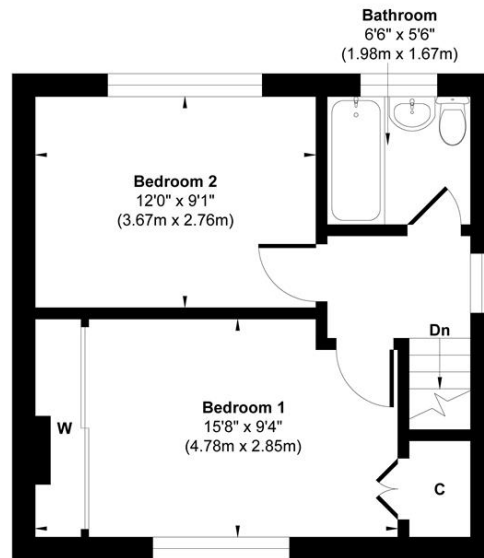
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	77
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	70	74
England, Scotland & Wales	EU Directive 2002/91/EC	





Ground Floor
Approximate Floor Area
373 sq.ft
(34.67 sq.m)



First Floor
Approximate Floor Area
353 sq.ft
(32.75 sq.m)

Approx. Gross Internal Floor Area 726 sq. ft / 67.42 sq. m

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