

# Elizabeth Drive, Newcastle Upon Tyne, NE12

£220,000



## Full Description

Alexander Hudson Estates is pleased to present this bright and spacious three-bedroom semi-detached family home, with additional loft room, ideally located in the sought-after residential area of Forest Hall, NE12. The property offers fantastic space, featuring a welcoming entrance hallway, leading into spacious living room. A large modern kitchen, leading to a utility room is accessed from the living room, so too is light and airy separate dining room running into a large conservatory offering views of the private rear garden. Upstairs, three generously sized bedrooms and a modern family bathroom provide comfortable living space on the first floor. A fourth bedroom has been created in the loft space. Externally, the property sits on a corner plot offering off street parking for multiple cars. The front of the property is low maintenance block paving with a large lean-to storage. The private rear garden features a patio area, lawn areas with large shed, offering an ideal outdoor space for relaxing or entertaining. Palmersville is a well-connected suburb in North Tyneside with historic ties to the area's mining past. It offers a mix of housing, local shops, and cafés, with a friendly atmosphere for families and professionals. Palmersville Metro Station provides direct links to Newcastle city centre and the coast, while the A19 and A1 ensure easy road travel. Larger shopping and leisure facilities are nearby in Killingworth, Longbenton, and Benton. Families are well served by nurseries, primary

schools, and secondary schools, making Palmersville a practical and popular choice for modern living. #Palmersville #ForestGate #NE12Homes #FamilyLiving #LocalShops #MetroAccess #CommunityVibes #NorthTyneside #ConvenientLocation #ModernHomes

### 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

- Private rear garden includes a patio area, lawn and large shed.
- Bright and spacious three-bedroom semi-detached family home.
- Additional large loft room with built in storage.
- Large corner plot with off street parking for multiple cars.

### Contact Us

#### Alexander Hudson

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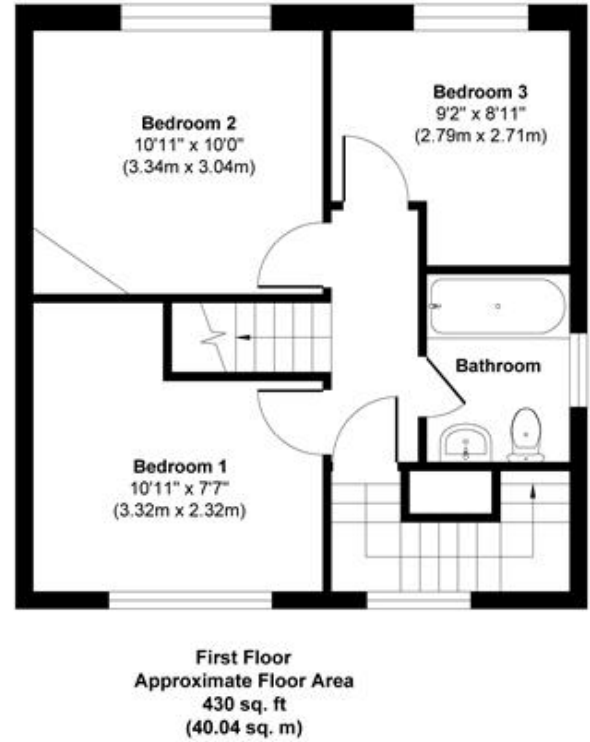
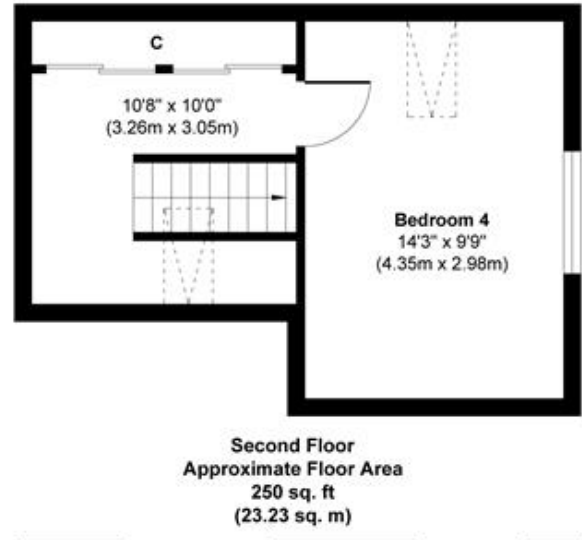
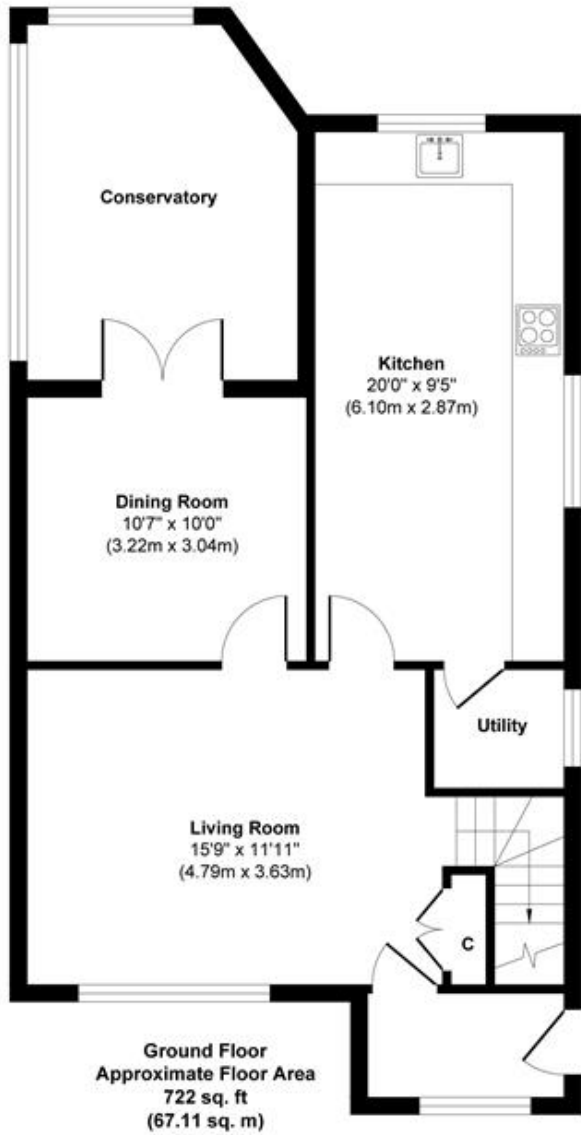
Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92-100) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	63
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
Current	Potential
	83

England, Scotland & Wales EU Directive 2002/91/EC

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

England, Scotland & Wales EU Directive 2002/91/EC





**Approx. Gross Internal Floor Area 1402 sq. ft / 130.38 sq. m**  
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