

# Garden Croft, Forest Hall, NE12

OIRO £160,000



## Full Description

Alexander Hudson Estates are delighted to bring to the market this spacious two-bedroom semi-detached family home, ideally located in the highly sought-after residential area of Forest Hall.

This bright and airy two-bedroom home is arranged over two floors and offers practical, comfortable living throughout. On entering the property, a hallway provides access to the main living areas and stairs leading to the first floor. The lounge is positioned at the front of the house, creating a welcoming and relaxing space, while to the rear there is a generously sized kitchen with ample room for cooking, dining, and everyday use.

Upstairs, the first floor comprises two bedrooms and a family bathroom. The main bedroom is a well-proportioned double, complemented by a second bedroom that is ideal as a guest room, child's bedroom, or home office. The bathroom is fitted with a bath, wash basin, and WC. Externally, there is a driveway to the front offering private parking and to the rear is a large garden, ideal for entertaining during the warmer summer months.

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

- Two bedroom semi-detached property situated within the sought-after location of Forest Hall.
- Large rear garden, ideal for entertaining during warmer summer months.
- Sought-after residential area close-by to transport links, amenities and schooling.

### Contact Us

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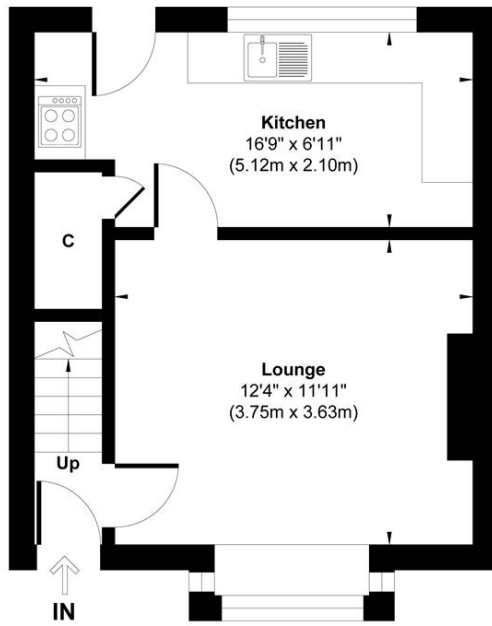




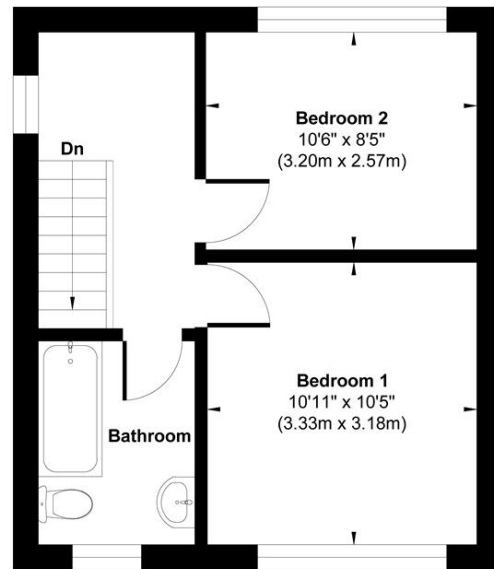
| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92-100) A                                  |         |                         |
| (81-91) B                                   |         | 86                      |
| (69-80) C                                   |         |                         |
| (55-68) D                                   | 65      |                         |
| (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                                                       |         | 84                      |
| (69-80) C                                                       |         |                         |
| (55-68) D                                                       | 61      |                         |
| (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  
 337 sq.ft  
 (31.33 sq.m)



**First Floor**  
 Approximate Floor Area  
 337 sq.ft  
 (31.33 sq.m)

**Approx. Gross Internal Floor Area 674 sq. ft / 62.66 sq. m**

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