

# Hollywood Crescent, Gosforth, NE3

OIRO £230,000



## Full Description

Alexander Hudson Estates proudly presents this beautifully appointed two bedroom semi-detached home, perfectly positioned in the highly sought after area of Gosforth. Combining stylish modern living with a warm and welcoming feel.

Upon entering, you are greeted by a spacious and tastefully decorated living room, offering the perfect space for relaxation and entertaining. The light and airy kitchen, fitted with high gloss units and modern appliances, enjoys views over and direct access to the large, beautifully maintained rear garden, creating a seamless connection between indoor and outdoor living.

Upstairs, the property comprises two generously sized double bedrooms, each filled with natural light and offering ample storage space. The modern family bathroom has been finished to a high standard, featuring elegant fixtures and fittings.

Externally, the home benefits from on street parking to the front, alongside a charming, landscaped front garden that adds to its attractive curb appeal. The expansive rear garden provides a wonderful outdoor retreat perfect for summer dining, gardening, or enjoying the sunshine in complete

privacy.

Gosforth is one of Newcastle's most desirable suburbs, offering a perfect balance of vibrant community living and city convenience. Residents enjoy a wide range of shops, cafés, and restaurants, excellent schools, and beautiful green spaces, all within easy reach of Newcastle city centre and major transport links.

## Features

- Well-presented two bedroom semi-detached family home.
- Bright and spacious kitchen overlooking the rear garden.
- Thoughtfully decorated and beautifully kept throughout.
- Excellent transport links, close to metro station.

## Contact Us

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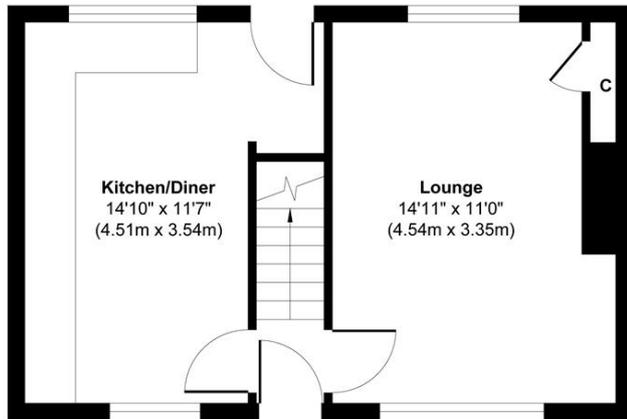




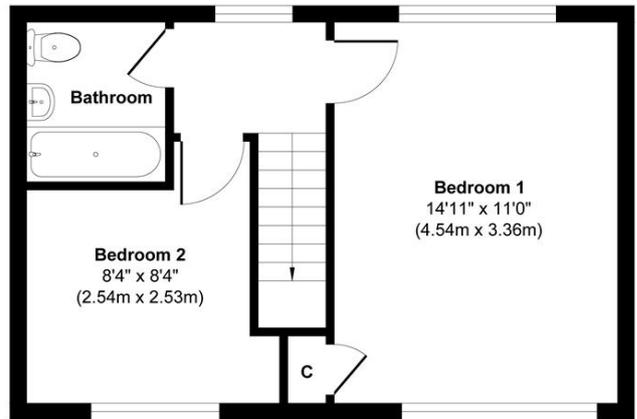
### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	





**Ground Floor**  
**Approximate Floor Area**  
**342 sq. ft**  
**(31.73 sq. m)**



**First Floor**  
**Approximate Floor Area**  
**342 sq. ft**  
**(31.73 sq. m)**

**Approx. Gross Internal Floor Area 684 sq. ft / 63.46 sq. m**  
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