

Ivy Road, Forest Hall, NE12

OIRO £140,000



Full Description

Alexander Hudson Estates presents to the market this attractive two bedroom semi detached house, offering comfortable and well presented accommodation throughout and situated within the popular residential location of Forest Hall. The property provides a fantastic opportunity for a range of buyers, including first-time buyers, those looking to downsize or anyone seeking a versatile home in a convenient location.

The property features a welcoming entrance leading into a spacious lounge, providing a bright and comfortable reception space ideal for relaxing and entertaining. The newly fitted kitchen has been thoughtfully updated to provide a contemporary and practical environment, complete with modern fixtures, ample storage and workspace, making it well suited to everyday living.

The ground floor also benefits from a versatile room which is currently used as a bedroom but could equally be utilised as a dining room, home office or additional reception space, depending on the purchaser's requirements.

To the first floor is a further well proportioned bedroom, offering a comfortable and private space with flexibility for family life, guests or home

working. Completing the internal accommodation is a modern bathroom, finished with contemporary fittings and providing a fresh and stylish space.

Externally, the property benefits from a private driveway providing valuable off-street parking. The garden offers a pleasant outdoor space with scope for seating and entertaining, providing an ideal area to enjoy during the warmer months.

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 house, offered for sale with no upper chain.
- Benefits from a well maintained garden and a private driveway providing off-road parking.
- Newly fitted kitchen and modern bathroom.
- Within walking distance to Forest Hall High Street, local Schools and amenities.

Contact Us

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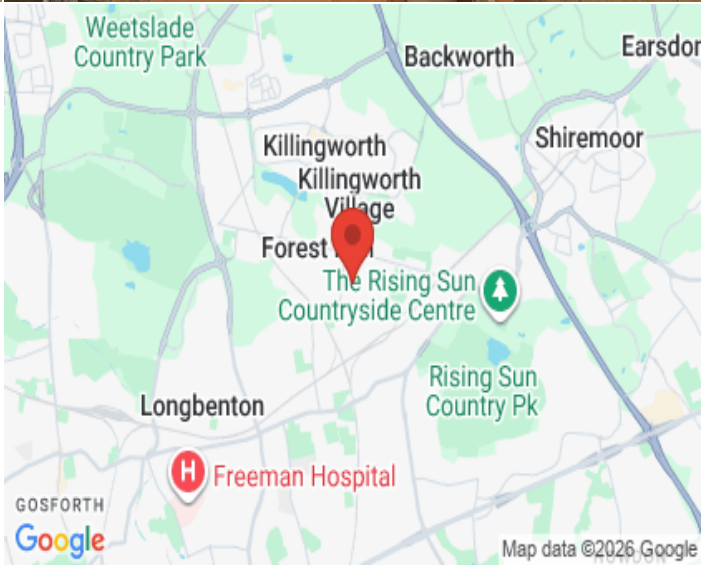


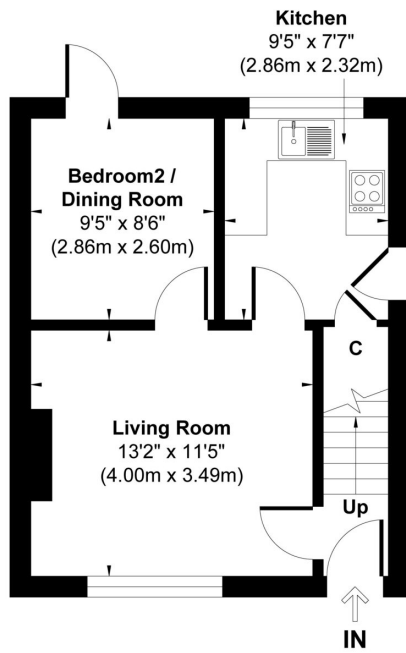




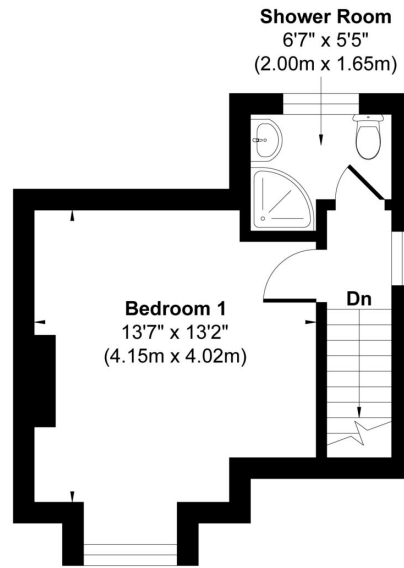
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	43	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

Environmental (CO ₂) Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	38	
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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Ground Floor
Approximate Floor Area
355 sq.ft
(32.96 sq.m)



First Floor
Approximate Floor Area
240 sq.ft
(22.30 sq.m)

Approx. Gross Internal Floor Area 595 sq. ft / 55.26 sq. m

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