Leybourne Avenue, Forest Hall, NE12

OIRO £175,000



Full Description

Alexander Hudson Estates are delighted to bring to the market this spacious two bedroom semi-detached family home, ideally located on Leybourne Avenue, Forest Hall, NE12.

The property is arranged over two floors and offers versatile living accommodation throughout. Upon entering, a hallway provides access to the main living areas and stairs to the first floor. To the front, a reception room provides a comfortable living space, while to the rear a generous family room offers additional living accommodation. The kitchen is positioned to the side of the property and leads through to a separate dining room, creating space for both everyday use and entertaining. A utility room with fitted storage units and an integral garage complete the ground floor.

Upstairs, the first floor comprises two bedrooms and a family bathroom fitted with a bath, wash basin, and WC. The main bedroom offers good floor space, while the second bedroom benefits from built in wardrobes and additional storage, making it ideal as a guest room, child’s bedroom, or home office. Externally, the property benefits from a driveway and garage providing off-street parking, with a paved rear yard.

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 reception rooms plus separate dining room, kitchen, utility, and garage.
- Driveway parking with a low maintenance paved rear yard.
- Spacious two bedroom semi detached home with versatile living accommodation.
- Sought-after residential area close-by to transport links, amenities and schooling.

Contact Us

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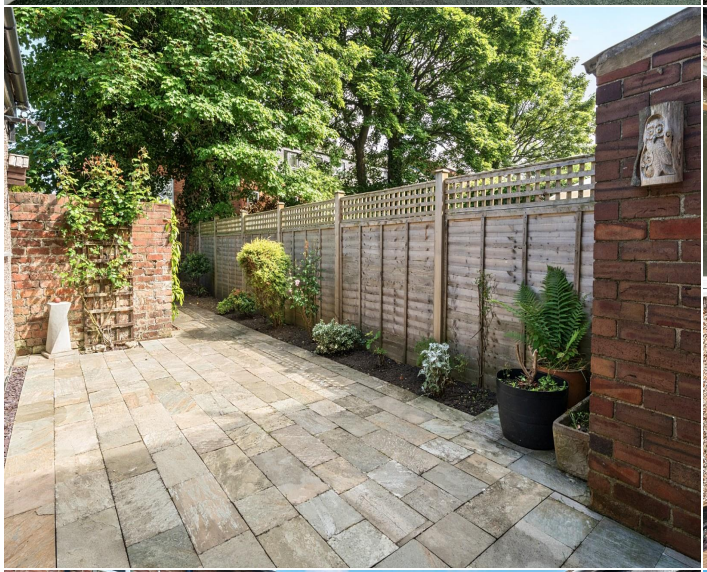














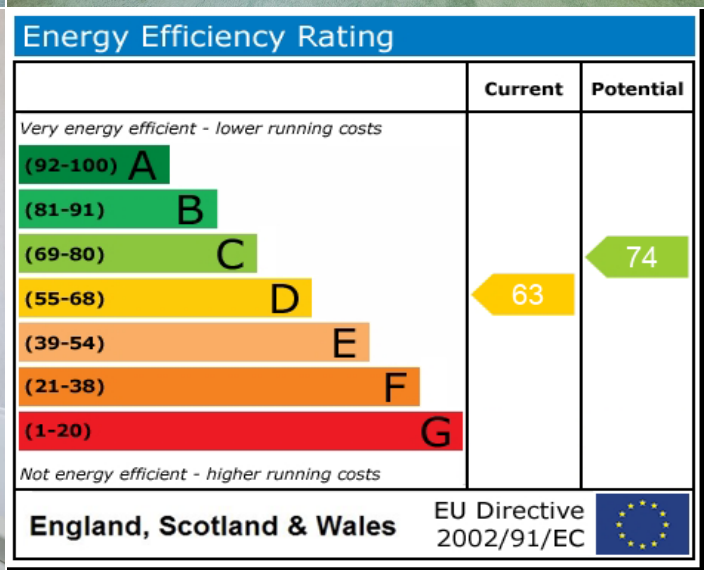
Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92-100) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
63
74
England, Scotland & Wales
EU Directive 2002/91/EC


Wideopen
Burradon
Weetslade
Country Park
Backworth
Shiremoor
Killingworth
Forest Hall
Stephenson
Steam Railway
Temporarily closed
Longbenton
Freeman Hospital
Google
Map data ©2026 Google

Leybourne Avenue, Newcastle Upon Tyne, NE12

Approximate Area = 1019 sq ft / 94.6 sq m
Garage = 123 sq ft / 11.4 sq m
Outbuilding = 18 sq ft / 1.6 sq m
Total = 1160 sq ft / 107.6 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026.
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