

# Mead Court, Forest Hall, NE12

OIRO £230,000



## Full Description

Alexander Hudson Estates is pleased to present this modern, well presented three-bedroom semi -detached family home, situated in this highly sought-after residential area of Forest Hall, NE12.

This property combines convenience, comfort, and a great location, making it a perfect choice for families seeking a well-maintained and stylish home. Accommodation comprises; Entrance lobby and Ground floor wc. Spacious Lounge which enjoys French doors to the rear gardens. Modern fitted kitchen in a shaker style with integrated appliances. To the first floor, the principal bedroom offers fitted furniture giving ample hanging and storage space and ensuite shower room/wc. A second double bedroom, third single bedroom and family bathroom/wc complete the first floor accommodation. Externally; To the front an open plan lawned area and enclosed lawned gardens to rear. Single garage located within a separate block.

This home is ideally located within walking distance to Forest Hall High Street, offering a wide range of local amenities. The nearby Killingworth Shopping Centre, White Swan Centre, and Lakeside Centre provide even more convenience, while Killingworth Boating Lake and Lakeside Park offer scenic outdoor spaces for leisure and relaxation. For commuters, the

property is close to major bus routes and Palmersville Metro Station, providing easy access to Newcastle City Centre, Quorum, Balliol, and Gosforth Business Parks. The A19 is also just a short drive away, making travel further afield hassle-free.

## Features

- Attractively presented three bedroom semi detached home.
- Gardens, detached garage in a separate block and parking.
- Perfect choice for families seeking a well-maintained and stylish home, in a great location.
- Walking distance to local shops and close to local bus routes and metro station.

## Contact Us

### Alexander Hudson

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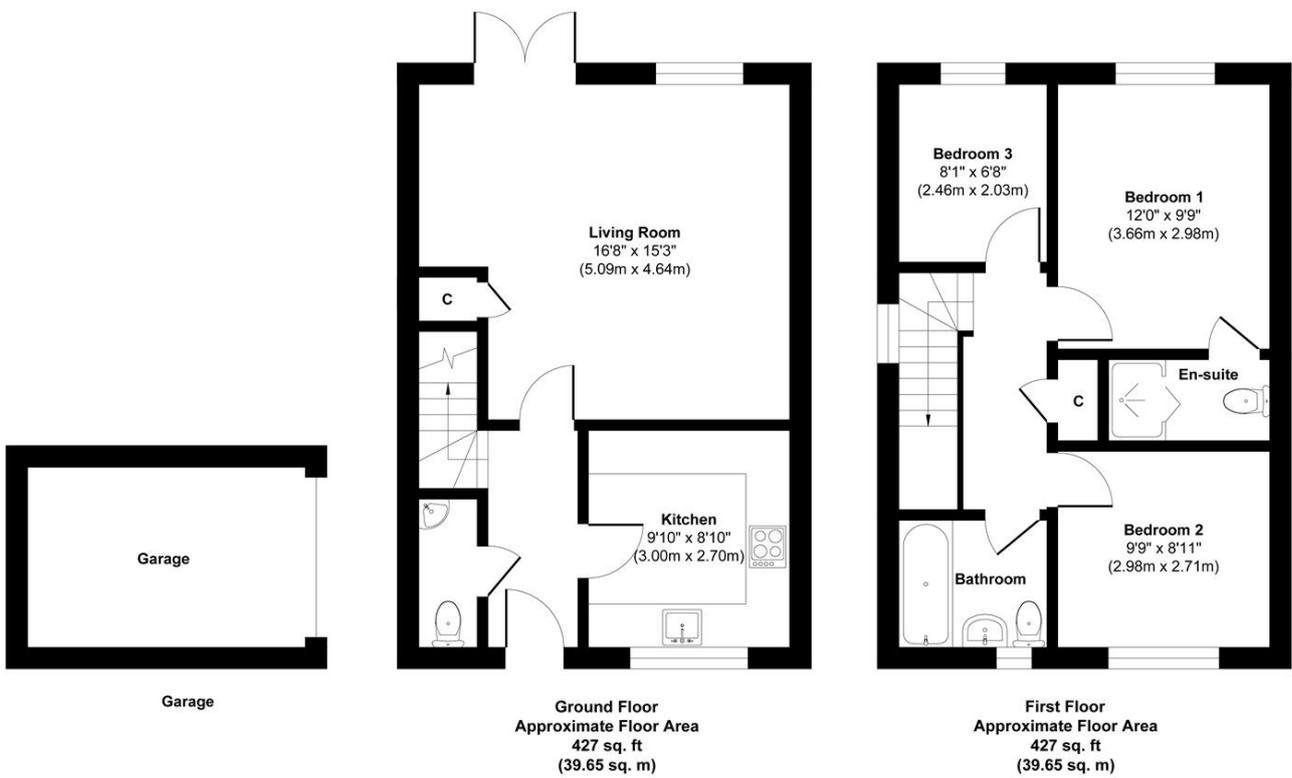


**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>92</b>
(81-91) <b>B</b>	<b>82</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		<b>92</b>
(81-91) <b>B</b>	<b>82</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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**Approx. Gross Internal Floor Area 854 sq. ft / 79.3 sq. m (Excluding Garage)**

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