

# St. Aidans Avenue, Holystone, NE12

OIRO £150,000



## Full Description

Alexander Hudson Estates are pleased to present this spacious two-bedroom end terraced home, located within the highly sought-after residential area of Holystone, NE12. The property would suit a range of buyers, including first-time purchasers and families.

The accommodation briefly comprises an entrance hallway, a bright and generously sized living room, and a well-appointed kitchen with dining area. A family bathroom completes the ground floor. To the first floor are two spacious bedrooms, one of which benefits from the added convenience of a private WC.

Externally, the property offers generous gardens to both the front and rear, along with a private driveway providing off-street parking.

Holystone is a highly regarded residential neighbourhood that combines modern developments with the charm of a village community. Excellent transport links via the A19 and Coast Road provide fast access to Newcastle, North Tyneside, and the coast. The area offers local shops, parks, pubs, and Silverlink Retail Park for wider shopping and leisure options. Families are drawn to Holystone for its strong community feel and well-regarded schools, including Holystone Primary, making it an

appealing location for those seeking convenience, amenities, and family-friendly living.

## Features

- Spacious end terraced home
- Two generous bedrooms, one with WC
- Spacious rear garden and private driveway
- Close to local amenities, schooling and transport links

## Contact Us

### Alexander Hudson

The Printworks, 20 Arrow Close  
Killingworth  
Newcastle Upon Tyne  
NE12 6QN

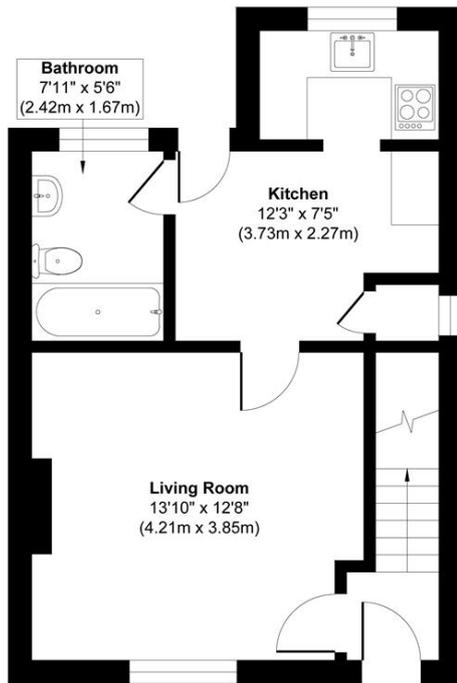
T: 0191 268 7433

E: [sales@alexanderhudson.co.uk](mailto:sales@alexanderhudson.co.uk)

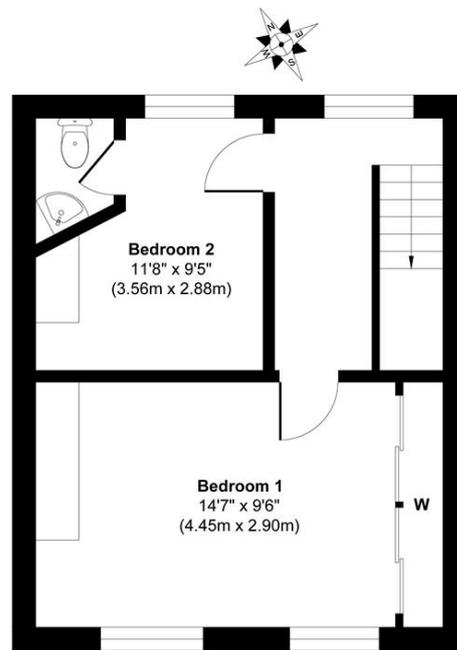




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		75	77
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



**Ground Floor**  
Approximate Floor Area  
399 sq. ft  
(37.03 sq. m)



**First Floor**  
Approximate Floor Area  
361 sq. ft  
(33.54 sq. m)

**Approx. Gross Internal Floor Area 760 sq. ft / 70.57 sq. m**  
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