Woodlea, Forest Hall, NE12

OO £230,000



Full Description

This beautifully presented three-bedroom, two-bathroom semi-detached house offers a harmonious blend of modern style and practical living, perfect for families, professionals, or discerning investors. The property welcomes you with a contemporary exterior, featuring a combination of brick and cream render, a well-maintained front garden with mature shrubs, and convenient off-road parking. Stepping inside, you are greeted by three inviting reception rooms, each thoughtfully designed with modern decor, wood flooring, and abundant natural light. The open plan living areas are enhanced by striking feature walls, decorative artwork, and comfortable seating arrangements, creating warm and welcoming spaces for relaxation and entertaining.

The stylish kitchen is a true heart of the home, boasting sleek modern units, integrated appliances, ample counter space, a chic patterned backsplash, and wood-effect flooring. The open-plan design seamlessly connects the kitchen and dining area, where skylights and French doors flood the space with natural light and provide effortless access to the garden. Upstairs, three well-appointed bedrooms offer a calming retreat, each benefiting from built-in storage, decorative shelving, and vibrant accent walls. The bedrooms include a bright master with a built-in

wardrobe, a spacious guest room, and a charming child's bedroom with playful décor. Two contemporary bathrooms serve the home, featuring geometric tile designs, heated towel rails, elegant fixtures, and stylish gold accents for a luxurious touch.

Additional features elevate this property further, including built-in bookshelves and storage solutions throughout, a carpeted staircase for added comfort, and thoughtfully designed lighting fixtures. The well-maintained rear garden is a standout feature, offering a spacious lawn, a stylish patio area for alfresco dining, and a tranquil outdoor seating space. French doors from the dining area enhance the indoor-outdoor flow, making this garden perfect for family gatherings or relaxing evenings. Privacy is assured with a modern fenced boundary, and mature landscaping creates a peaceful atmosphere year-round.

This semi-detached home combines style, practicality, and comfort, making it a compelling choice for those seeking a quality residence with excellent features. With off-road parking, multiple reception rooms, modern bathrooms, and a stunning garden, this property is ready to welcome its next owners to enjoy a superb standard of living. Contact us today to arrange a viewing and experience all this wonderful home has to offer.

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.

Bedroom 3 10' 2" x 5' 10" (3.10m x 1.78m)

Bedroom 2 10' 9" x 8' 6" (3.28m x 2.58m)

Bedroom 1 13' 5" x 8' 4" (4.09m x 2.54m)

Bathroom 6' 1" x 5' 6" (1.85m x 1.68m)

Wc

Garage 17' 6" x 8' 11" (5.33m x 2.73m)

Lounge 15' 10" x 14' 8" (4.83m x 4.46m)

Kitchen 14' 5" x 8' 4" (4.39m x 2.53m)

Dining Room 13' 5" x 10' 4" (4.09m x 3.15m)

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

- Beautifully Presented three bedroom semi detached home.
- Detached garage, driveway parking and gardens.
- Well positioned on a popular development in Forest Hall NE12
- Excellent transport links via Benton Metro Station , the A1 and A19

Contact Us

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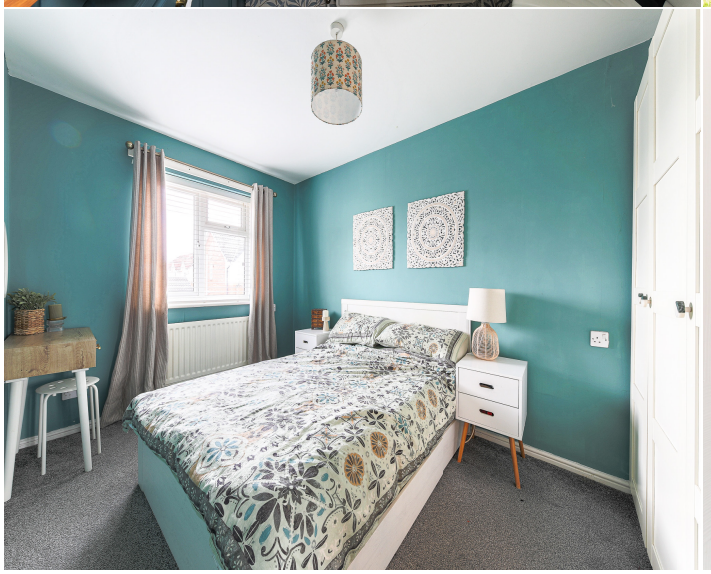







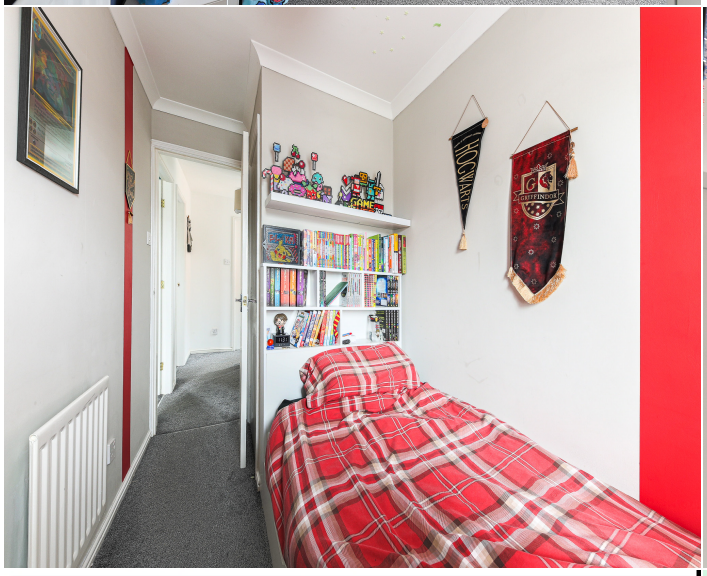

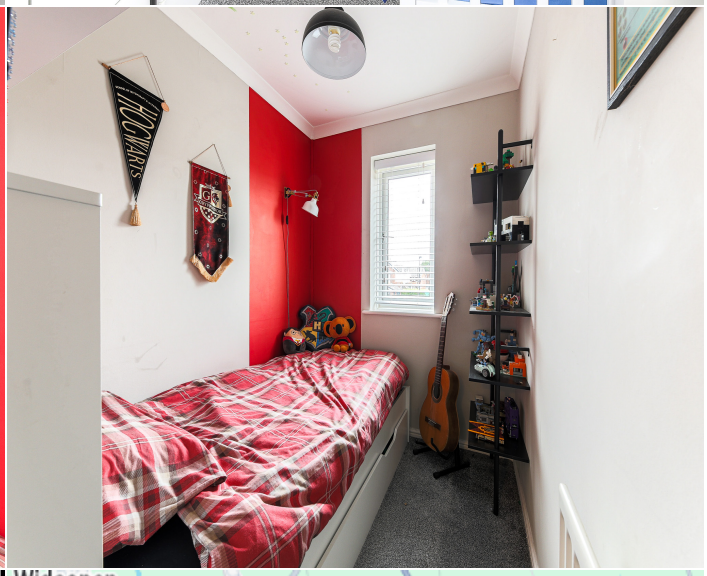

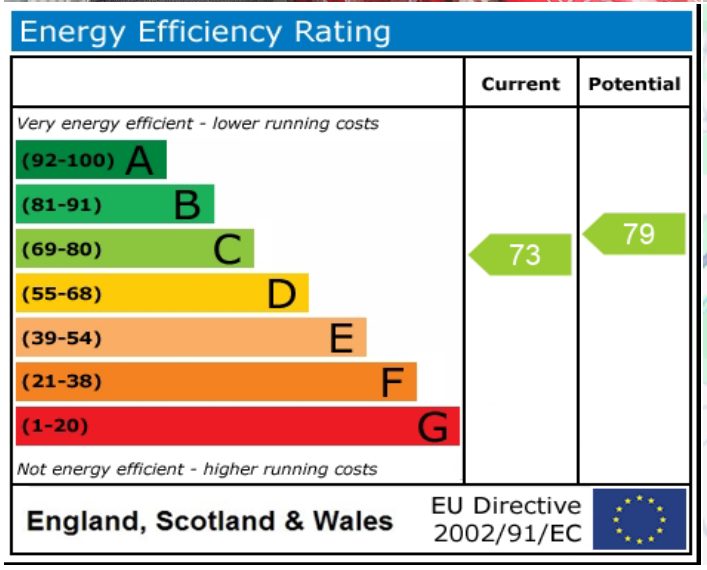
Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92-100) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
73
79
England, Scotland & Wales
EU Directive 2002/91/EC


Wideopen
Burradon
Weetslade Country Park
Backworth
Killingworth
Shiremoor
Killingworth Village
Forest Hall
The Rising Sun Countryside Centre
Rising Sun Country Pk
Longbenton
Freeman Hospital
A19
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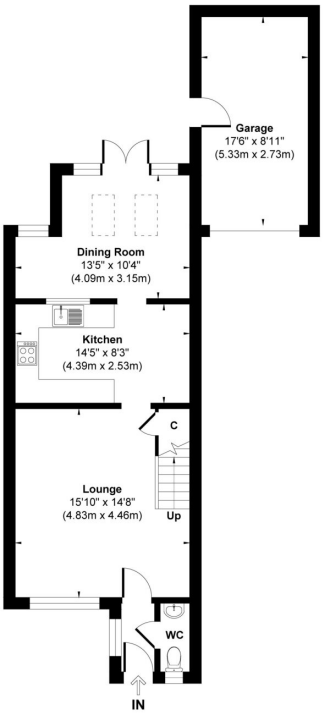

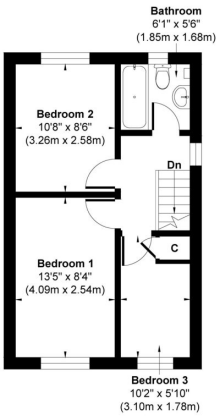

Ground Floor
Approximate Floor Area
695 sq.ft
(64.59 sq.m)

First Floor
Approximate Floor Area
360 sq.ft
(33.47 sq.m)

Approx. Gross Internal Floor Area 1055 sq. ft / 98.06 sq. m (Including Garage)

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