

Woodlea, Forest Hall, NE12

OIRO £240,000



Full Description

Alexander Hudson Estates is delighted to present to the market this well presented three bedroom detached family home with a versatile ground floor bedroom, ideally located within the highly sought-after residential area of Woodlea, Forest Hall.

The accommodation briefly comprises an entrance hallway, spacious living room, modern kitchen with double doors opening to the rear garden, and a versatile reception room currently used as a bedroom. A convenient downstairs WC completes the ground floor. To the first floor, there are two well proportioned bedrooms, including a principal bedroom with en-suite, along with a family bathroom.

Externally, the property benefits from a lawned front garden, driveway providing off-street parking, and a fully lawned rear garden, ideal for outdoor use.

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

- Spacious living room and modern kitchen with double doors opening to the private rear garden.
- Close to a wide range of amenities, excellent transport links, and reputable schools.
- Driveway parking, downstairs WC, and sought-after Woodlea location.
- Three bedroom detached home with versatile ground floor bedroom/reception room.

Contact Us

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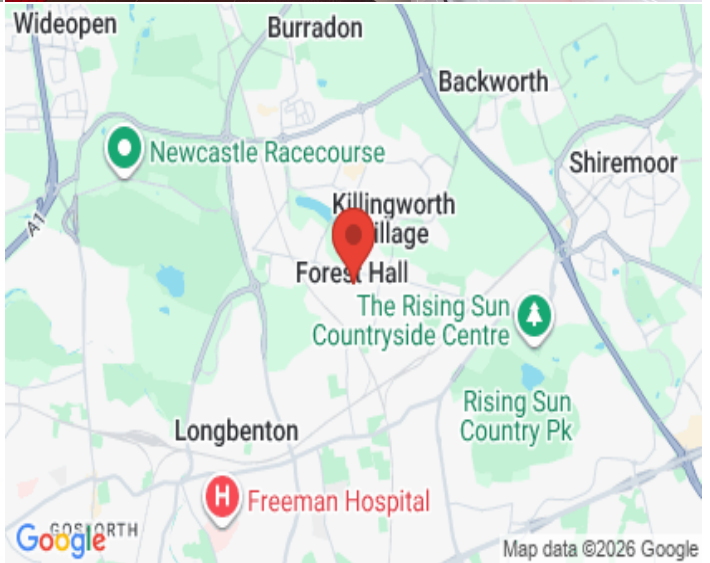


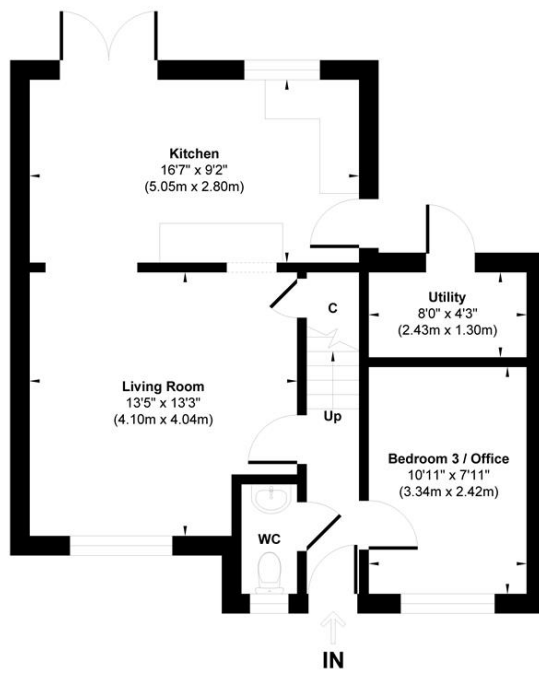




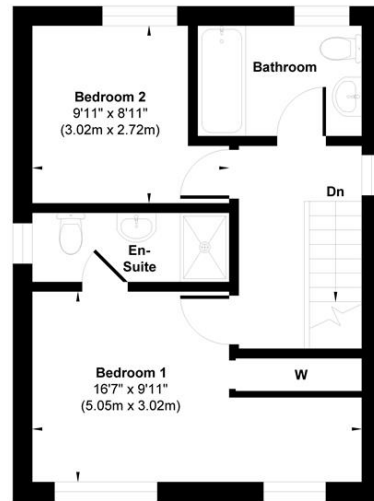
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	82
England, Scotland & Wales		
EU Directive 2002/91/EC		

Environmental (CO ₂) Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	67	79
England, Scotland & Wales		
EU Directive 2002/91/EC		





Ground Floor
Approximate Floor Area
534 sq.ft
(49.60 sq.m)



First Floor
Approximate Floor Area
380 sq.ft
(35.33 sq.m)

Approx. Gross Internal Floor Area 914 sq. ft / 84.93 sq. m

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