



# Alexander Hudson Estates

---

Sales Particulars

Ashley Close

Ashdown Manor

NE12 6GD





Alexander Hudson Estates introduces this three bedroom terraced family home located in the sought after Ashdown Manor Estate, NE12.

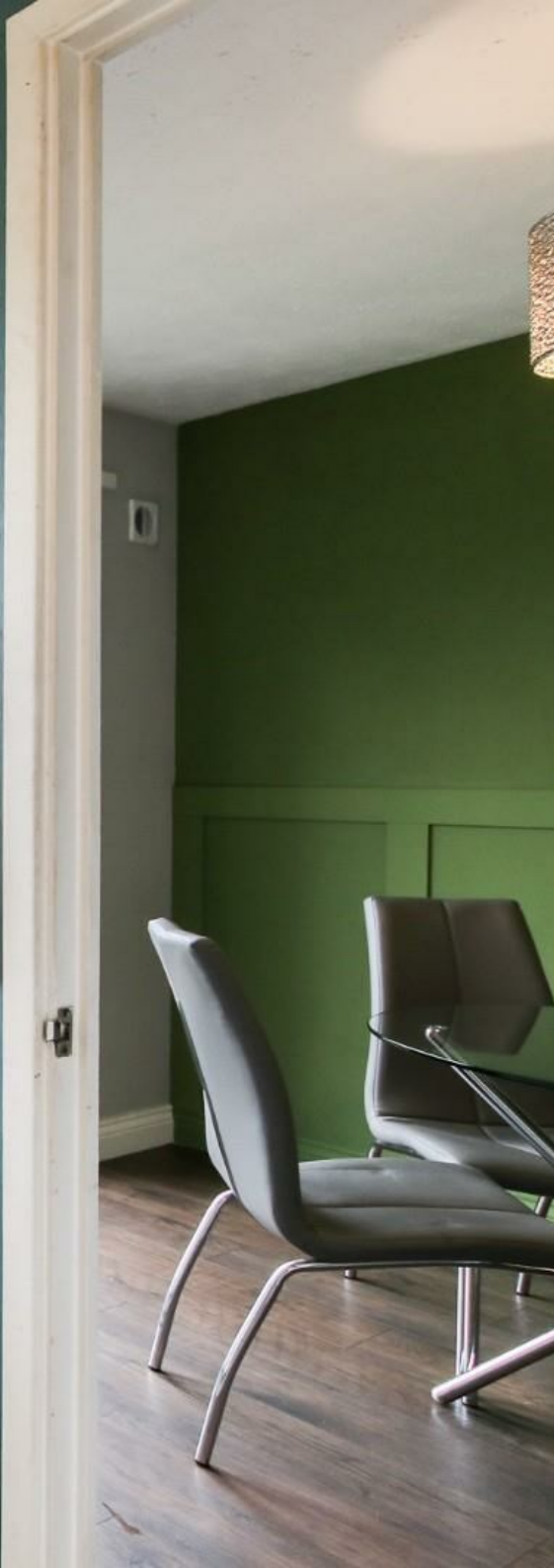
Well presented throughout, the property briefly comprises of an entrance hallway, open plan living/ dining room and separate kitchen. On the first floor lie three bedrooms and a family bathroom. Externally the property benefits from well presented front and rear gardens.

The property is well located, being only a short walk to the nearest supermarket, and a ten-minute walk to the local shopping centre, which includes various shops and eateries. A leisure centre is within a five-minute walk, providing a swimming pool, indoor sports courts, and a gym. A local bus route sits only a few minutes walk from the property offering easy access to Newcastle City Centre and North Tyneside whilst local primary and secondary schools are also within walking distance.

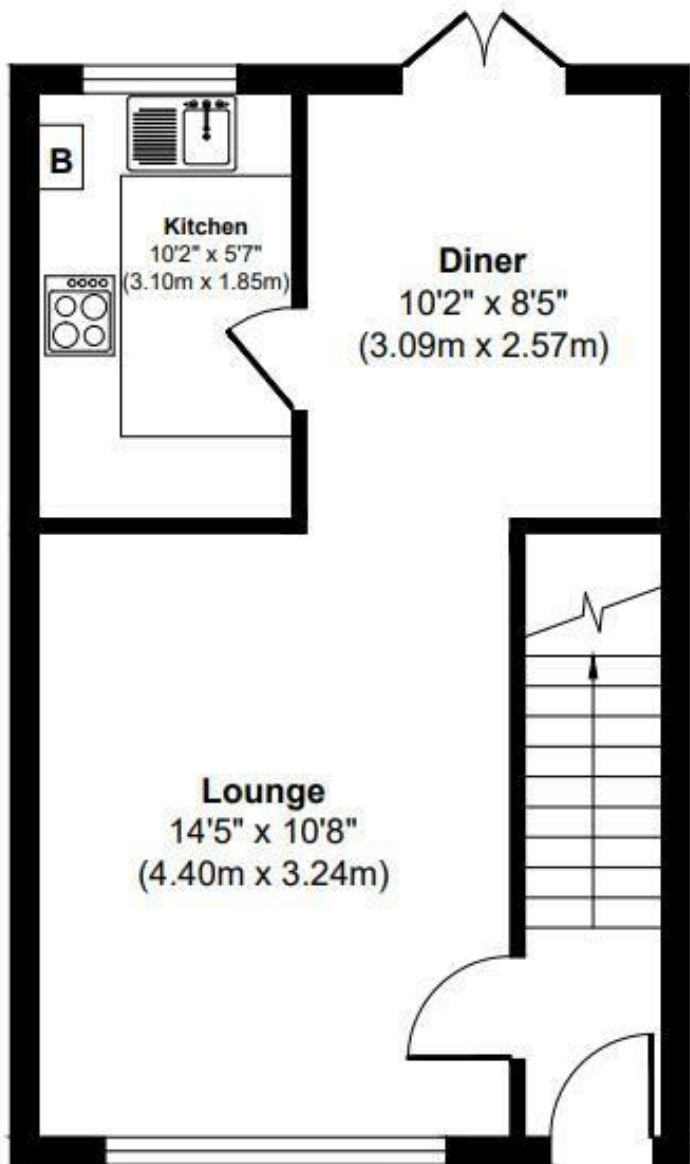


Tenure: Freehold Council tax band: B EPC Rating: C

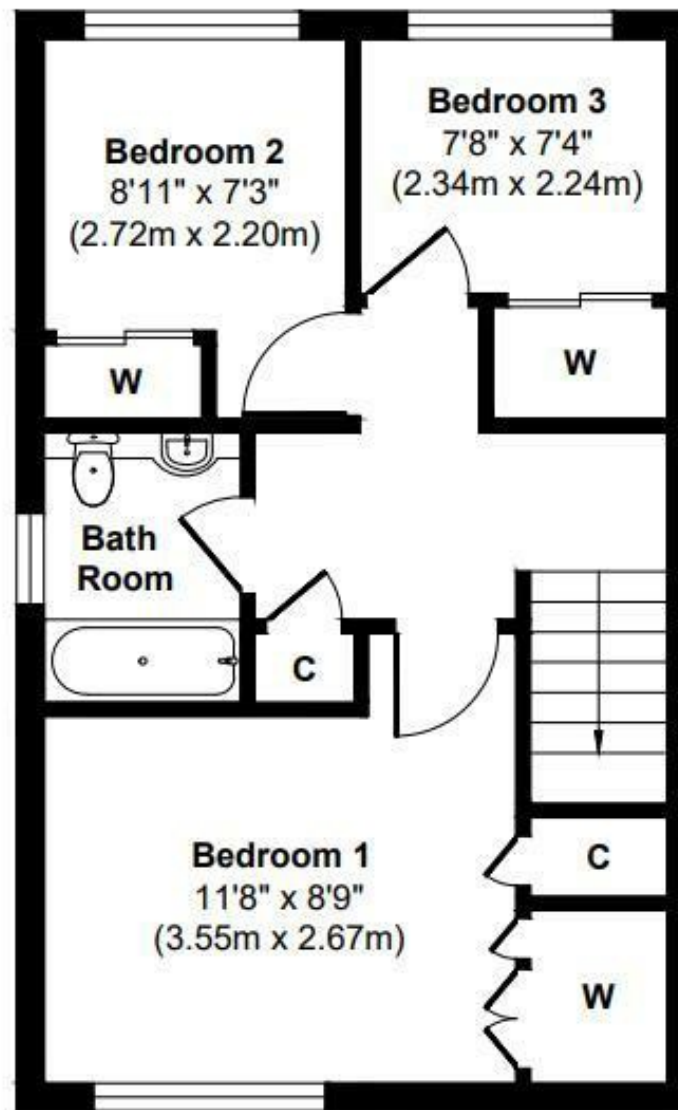








**Ground Floor**  
**Approximate Floor Area**  
**371 sq. ft**  
**(34.50 sq. m)**



**First Floor**  
**Approximate Floor Area**  
**371 sq. ft**  
**(34.50 sq. m)**

**Approx. Gross Internal Floor Area 743 sq. ft / 69.00 sq. m**

Illustration for identification purposes only, measurements approximate and not to scale, unauthorized reproduction is prohibited. All rights reserved for

**Alexander Hudson Estates**