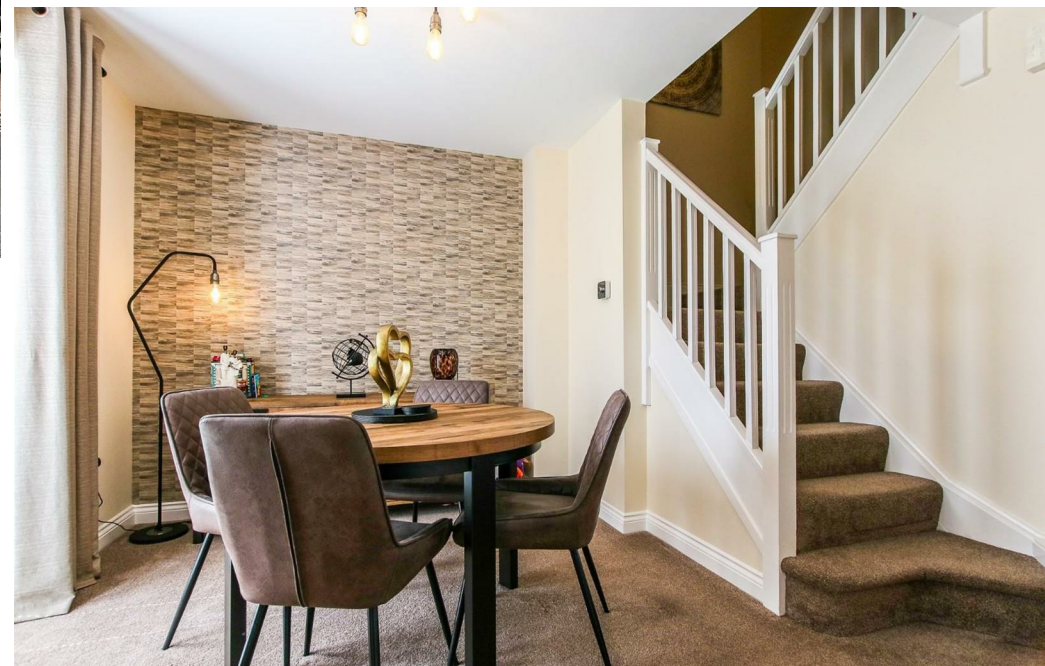




# Alexander Hudson Estates

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Sales Particulars



# The Property

Alexander Hudson Estates proudly presents this immaculate three-bedroom detached family home, situated in the highly sought-after residential area of Forest Hall, NE12.

The property offers an inviting entrance porch, a convenient downstairs WC, and a bright, spacious living and dining room, ideal for family gatherings and entertaining. The modern kitchen, complete with separate utility room, provides ample space for day-to-day needs. Upstairs, the home features a family bathroom and three well-appointed bedrooms. The master bedroom enjoys the added luxury of an en-suite shower room.

Externally, the property boasts a beautifully landscaped front garden with a private driveway offering off-street parking and access to an integral garage. To the rear, you'll find a sunny, well-maintained lawned garden with a charming patio area, perfect for outdoor dining, along with a useful garden shed for additional storage.

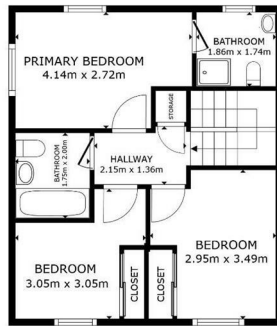
This home is ideally located within walking distance to Forest Hall High Street, offering a wide range of local amenities. The nearby Killingworth Shopping Centre, White Swan Centre, and Lakeside Centre provide even more convenience, while Killingworth Boating Lake and Lakeside Park offer scenic outdoor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

This property combines convenience, comfort, and a great location, making it a perfect choice for families seeking a well-maintained and stylish home.



GROSS INTERNAL AREA  
FLOOR 1: 43.9 m<sup>2</sup> FLOOR 2: 43.8 m<sup>2</sup>  
TOTAL: 89.7 m<sup>2</sup>

MEASUREMENTS AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

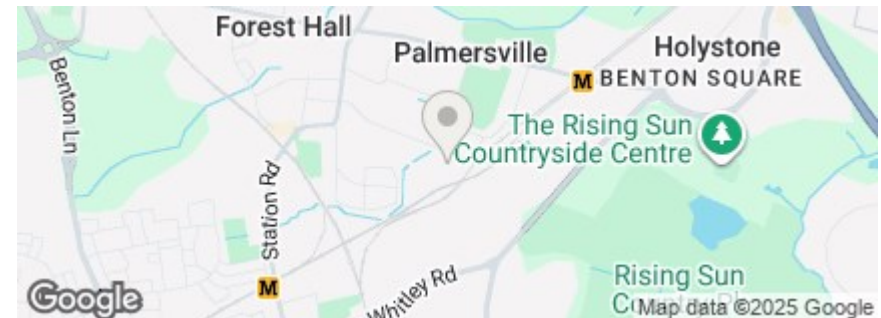


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Freehold  
Council Tax: C  
EPC Rating: 71





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