



# Alexander Hudson Estates

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Sales Particulars

# Alexander Hudson Estates

Studley Villas, Forest Hall, NE12



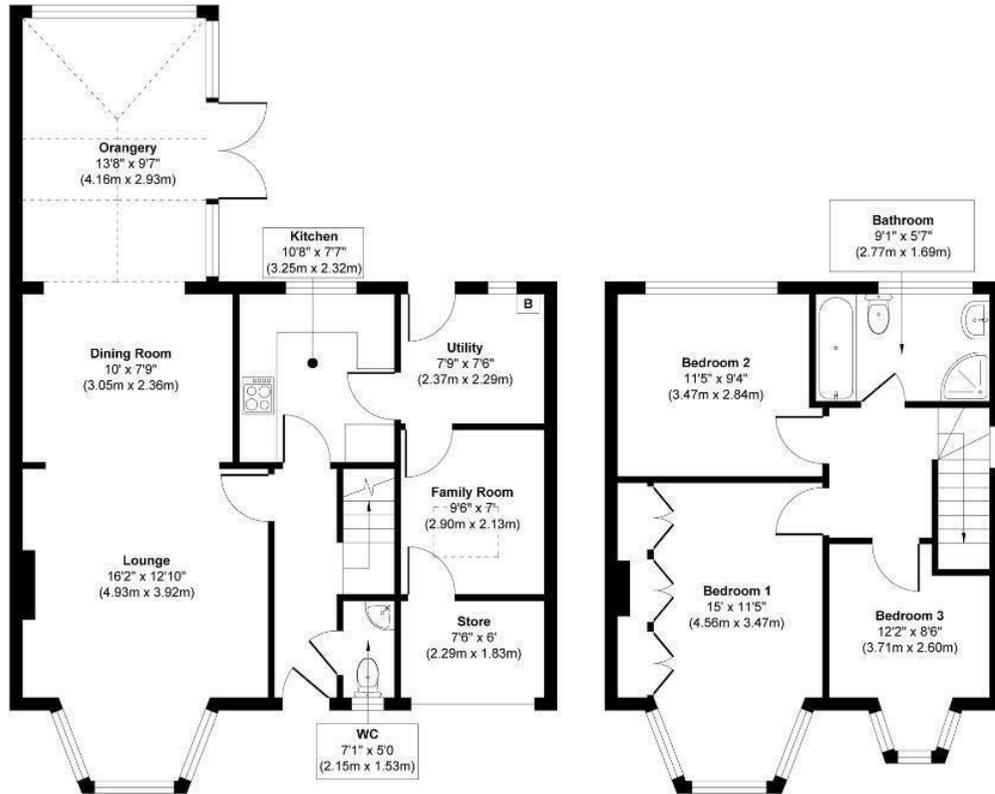
# The Property

Alexander Hudson Estates proudly presents this charming three-bedroom semi-detached family home, enjoying a sought location on this residential road in Forest Hall, NE12.

The property offers spacious and characterful accommodation which briefly comprises; Entrance hall with ground floor wc, . Attractive lounge, including bay window and double access doors leading the dining room and conservatory leading out to the garden via French doors. Returning to the entrance hall there is access to the fitted kitchen with separate utility room and the family room completes the ground floor accommodation. From the first floor landing is the principal bedroom which has fitted wardrobes extending to one wall and bay window to the front. Two further good sized bedrooms and the family bathroom/wc. Externally to the front of property is driveway parking and low maintenance garden and to the rear is a enclosed mature lawned garden with borders and decking.

Conveniently situated within walking distance of Forest Hall High Street, residents will benefit from a variety of amenities, cafés, and shops. Nearby, the Killingworth Shopping Centre, White Swan Centre, and The Lakeside Centre. Enjoy the scenic surroundings at Killingworth Boating Lake and Lakeside Park, both providing idyllic recreational spots. Excellent transport links are at your doorstep, with easy access to bus routes and the metro station, connecting you to Newcastle City Centre, Quorum, Balliol, and Gosforth Business Parks. Plus, the A19 is just a short drive away for those exploring further afield.

Freehold  
Council Tax: C  
EPC Rating: 68

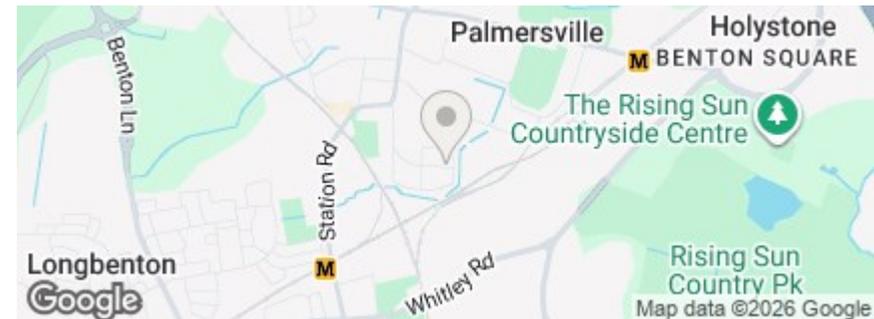


Ground Floor  
Approximate Floor Area  
599 sq. ft  
(55.65 sq. m)

First Floor  
Approximate Floor Area  
443 sq. ft  
(41.17 sq. m)

**Approx. Gross Internal Floor Area 1042 sq. ft / 96.82 sq. m**

Produced by Elements Property





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Alexander Hudson Estates  
The Printworks  
20 Arrow Close  
NE12 6QN

0191 268 7433  
[sales@alexanderhudson.co.uk](mailto:sales@alexanderhudson.co.uk)