



Alexander Hudson Estates

Sales Particulars

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Woodlands Grange, Forest Hall, NE12



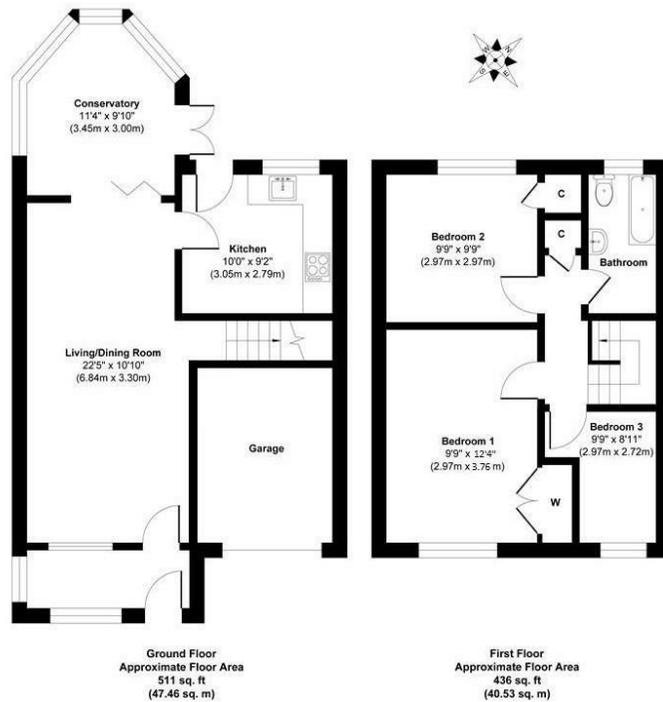
The Property

Alexander Hudson Estates is delighted to introduce to the market this charming and recently updated three-bedroom detached family home, perfectly positioned within the ever-popular residential area of Forest Hall.

Offering generous living accommodation and a modern finish throughout, you are greeted by an inviting entrance porch that leads through to a spacious living room, filled with natural light and featuring a warm, homely atmosphere. The modern fitted kitchen offers ample storage and workspace, and flows effortlessly into the bright and sunny conservatory extension, providing an ideal spot for family dining or enjoying views over the garden all year round. To the first floor, the property offers three well-proportioned bedrooms and a contemporary family bathroom serves the bedrooms, offering both comfort and functionality for busy family life.

Externally, the home enjoys beautifully maintained front and rear gardens, offering plenty of outdoor space for relaxation, play, and entertaining. The private driveway provides off-street parking and access to an integral single garage, ensuring both convenience and additional storage options.

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.



Approx. Gross Internal Floor Area 947 sq. ft / 87.99 sq. m (Excluding Garage)
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Freehold
 Council Tax: C
 EPC Rating: 69





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