



Alexander Hudson Estates

Sales Particulars



The Property

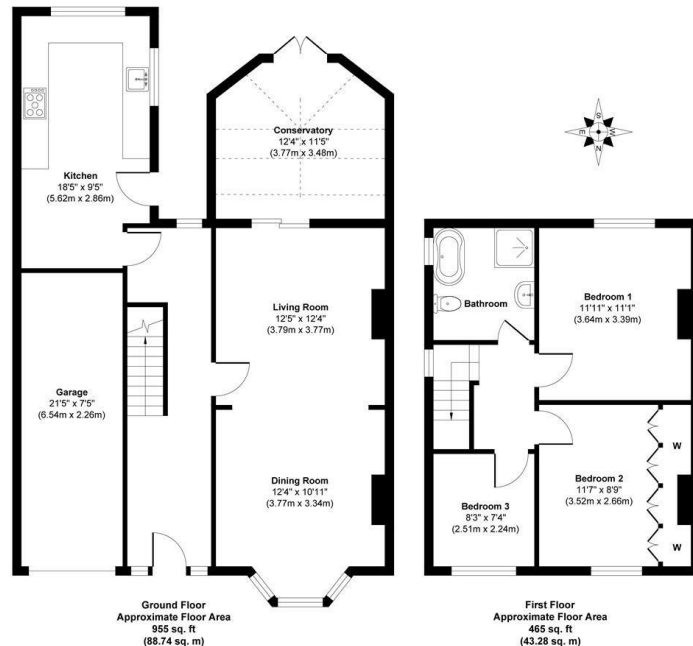
Alexander Hudson Estates are delighted to introduce to the market this spacious and beautifully presented three-bedroom semi-detached family home, positioned within easy walking distance of local primary and secondary schools, a range of shops, cafes, restaurants, and excellent transport links into the city centre, this home offers both convenience and comfort for modern family living.

Upon entering, you are greeted by a welcoming entrance hall leading to a beautifully presented living room. At the heart of the home is a generous open-plan family space, which flows seamlessly into a bright and airy dining room and there is additional reception room with the conservatory which overlooks the rear garden, there is also a spacious kitchen. To the first floor, the property offers a well-appointed family bathroom and three generously sized bedrooms.

Externally, the property boasts a spacious driveway with ample off-street parking and a garage providing additional storage. To the rear is a substantial, landscaped garden featuring a patio area, perfect for outdoor dining, entertaining guests, or enjoying the summer sunshine in a tranquil setting.

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, cafes 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.

Freehold
Council Tax: C
EPC Rating: 63



Approx. Gross Internal Floor Area 1420 sq. ft / 132.02 sq. m
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