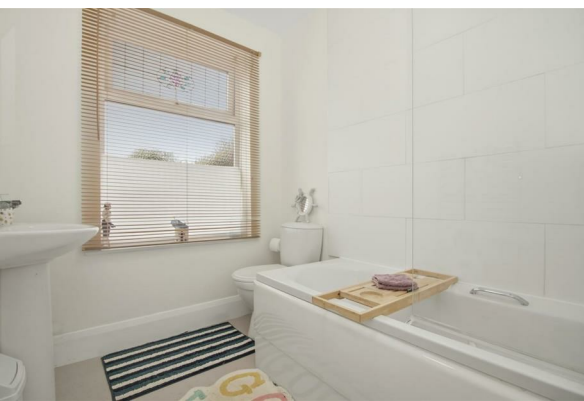




Alexander Hudson Estates

Sales Particulars



The Property

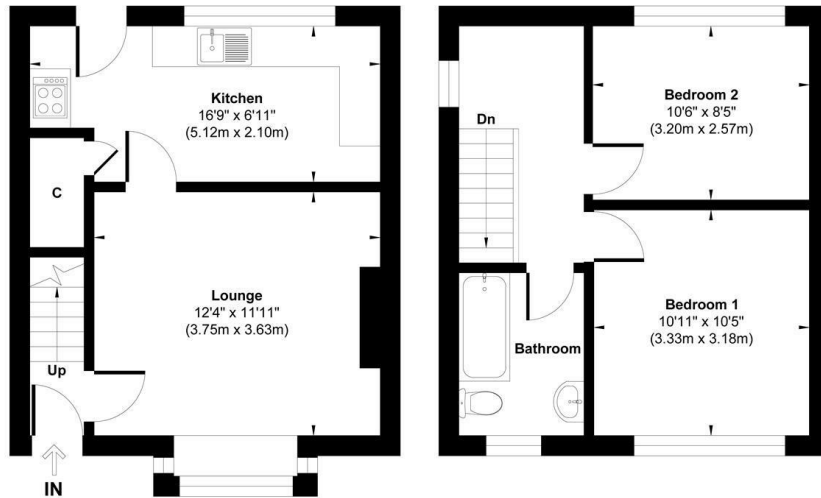
Alexander Hudson Estates are delighted to bring to the market this spacious two-bedroom semi-detached family home, ideally located in the highly sought-after residential area of Forest Hall.

This bright and airy two-bedroom home is arranged over two floors and offers practical, comfortable living throughout. On entering the property, a hallway provides access to the main living areas and stairs leading to the first floor. The lounge is positioned at the front of the house, creating a welcoming and relaxing space, while to the rear there is a generously sized kitchen with ample room for cooking, dining, and everyday use.

Upstairs, the first floor comprises two bedrooms and a family bathroom. The main bedroom is a well-proportioned double, complemented by a second bedroom that is ideal as a guest room, child's bedroom, or home office. The bathroom is fitted with a bath, wash basin, and WC.

Externally, there is a driveway to the front offering private parking and to the rear is a large garden, ideal for entertaining during the warmer summer months.

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.



Ground Floor
Approximate Floor Area
337 sq.ft
(31.33 sq.m)

First Floor
Approximate Floor Area
337 sq.ft
(31.33 sq.m)

Approx. Gross Internal Floor Area 674 sq. ft / 62.66 sq. m

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Freehold
Council Tax: A
EPC Rating: 65





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