



Alexander Hudson Estates

Sales Particulars

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Avondale Avenue, Forest Hall, NE12



The Property

Alexander Hudson Estates is delighted to present this bright and generously proportioned three bedroom semi-detached family home with a detached garage, ideally situated in the highly sought-after residential suburb of Forest Hall, NE12.

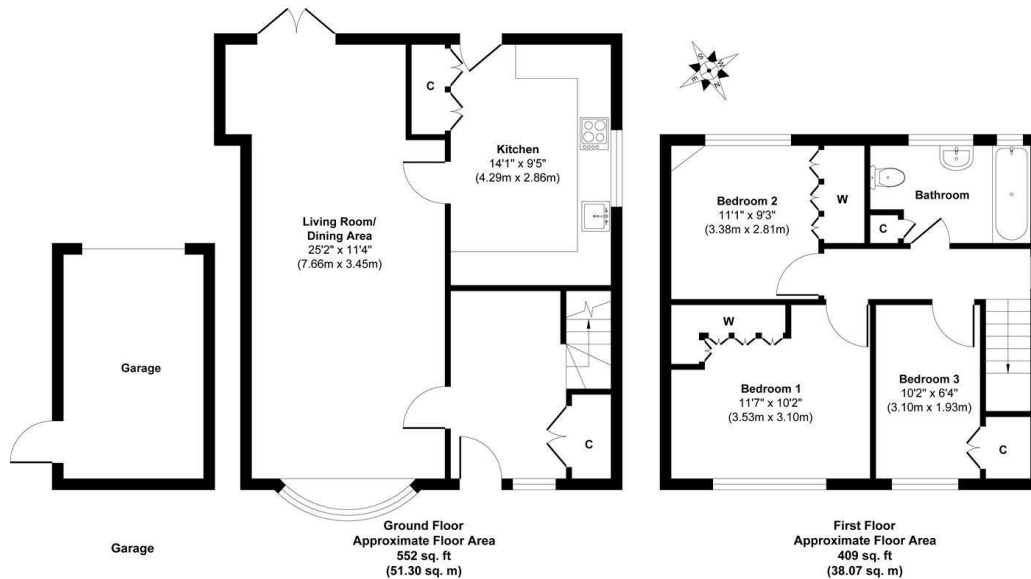
Full of character and charm, this property offers versatile living spaces perfectly suited to modern family life. The ground floor comprises a welcoming hallway, a large living room and dining area with double doors that flood the space with natural light and provide access to the rear garden, and a generous separate kitchen with ample cupboard space.

Upstairs, the first floor features three well-proportioned bedrooms, with the two largest boasting fitted wardrobes, alongside a family bathroom. The property also benefits from a fully boarded loft with electricity installed, offering excellent additional storage space and potential for a variety of uses, such as a home office or hobby room, subject to any necessary consents.

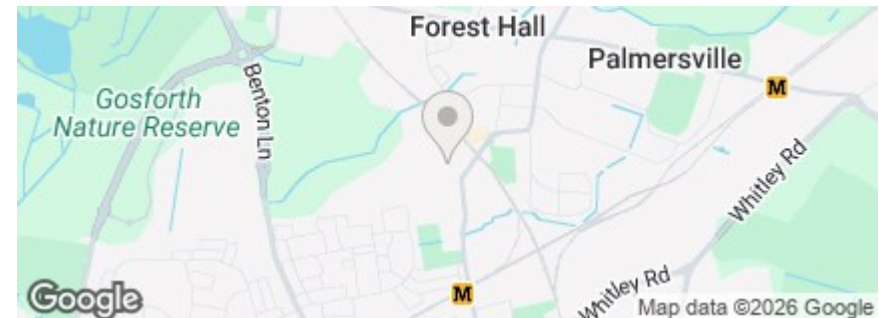
Externally, the property benefits from a front lawn and a mature rear garden, providing a tranquil retreat complete with a patio and well-maintained lawn, ideal for outdoor dining and family activities.

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.

Freehold
Council Tax: B
EPC Rating: 73



Approx. Gross Internal Floor Area 961 sq. ft / 89.37 sq. m (Excluding Garage)
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