West Lane, Forest Hall, NE12

Newcastle Upon Tyne

Offers in Region of £700,000

8 West Lane

Newcastle Upon Tyne

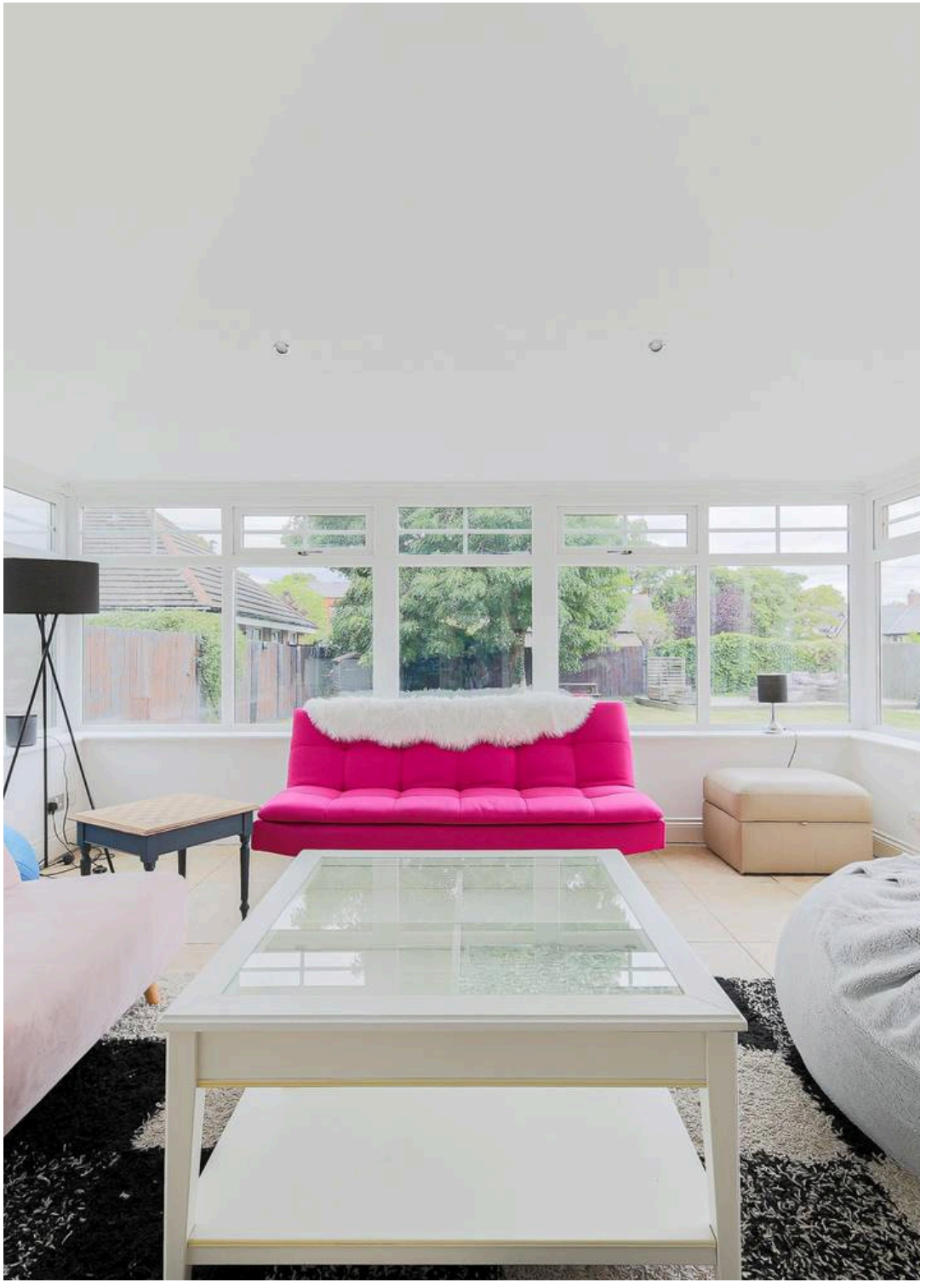
Alexander Hudson Estates are delighted to welcome to the market this impressive five bedroom detached family home, ideally placed within a popular NE12 location and within easy reach of local amenities. Offering generous and versatile accommodation throughout, the property has been thoughtfully arranged to suit modern family life.

The ground floor comprises an entrance hallway with ground floor WC, a generous lounge/dining room with a bright conservatory beyond, and a well-appointed kitchen fitted with a range of units, worktops and an island with breakfast bar seating, with French doors opening onto the garden. A separate utility room adds further practicality. A second lounge offers additional living space, while a further room, formerly the garage now fitted with flooring, provides excellent versatile space, currently arranged as a games room.

To the first floor, the principal bedroom is a particular highlight, offering generous proportions with a walk-in dressing room and en-suite. A second double guest bedroom which also benefits from its own en-suite, while three further well-proportioned bedrooms are served by a modern family bathroom.

Externally, the property enjoys a driveway providing off-street parking, set behind a brick boundary wall. To the rear, the east facing garden is predominantly laid to lawn with two separate paved seating areas, enclosed by timber fencing, creating an excellent space for family life and outdoor entertaining.

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.



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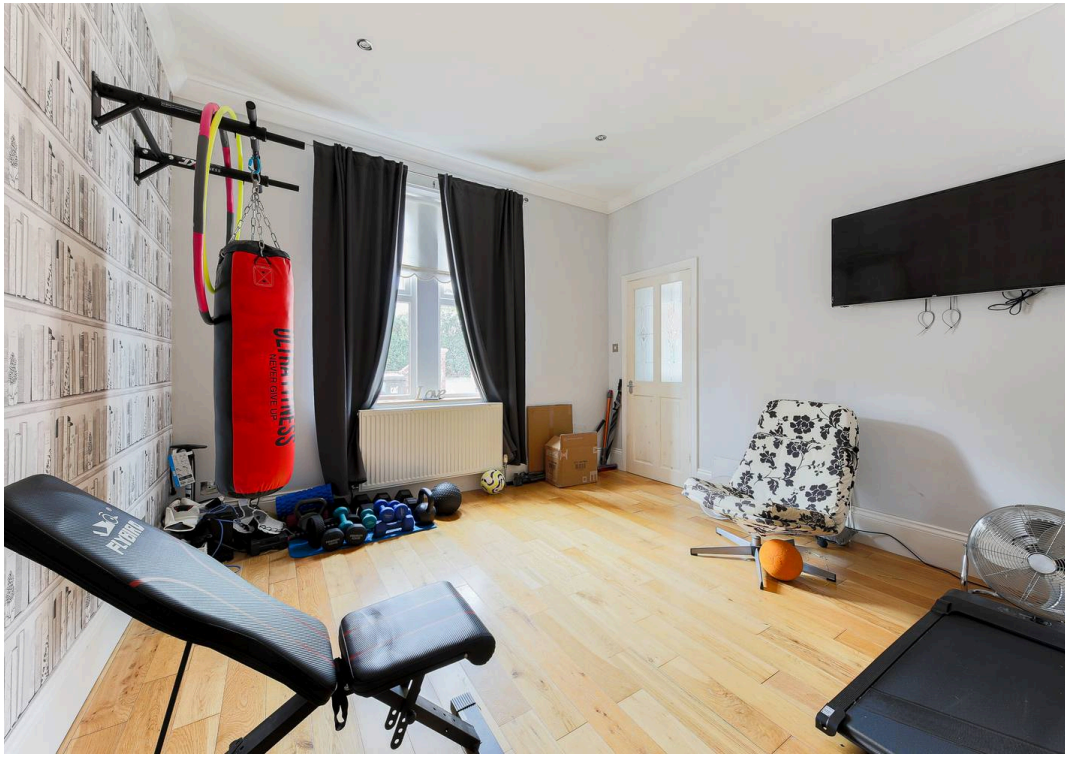
Benton Metro Station and road links via the A19 and A1 provide straightforward commuting. Families are well served by schools including Forest Hall Primary and Ivy Road Primary, alongside nearby secondary schools. With its combination of character, amenities, and green surroundings, Forest Hall remains a highly desirable area for residents of all ages.
Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Superb five bedroom detached family home.
- Sought after location in Forest Hall NE12
- Generously proportioned accommodation with mature private gardens and ample driveway parking.
- Excellent access to local services and amenities with strong transport links to City centre and Coast.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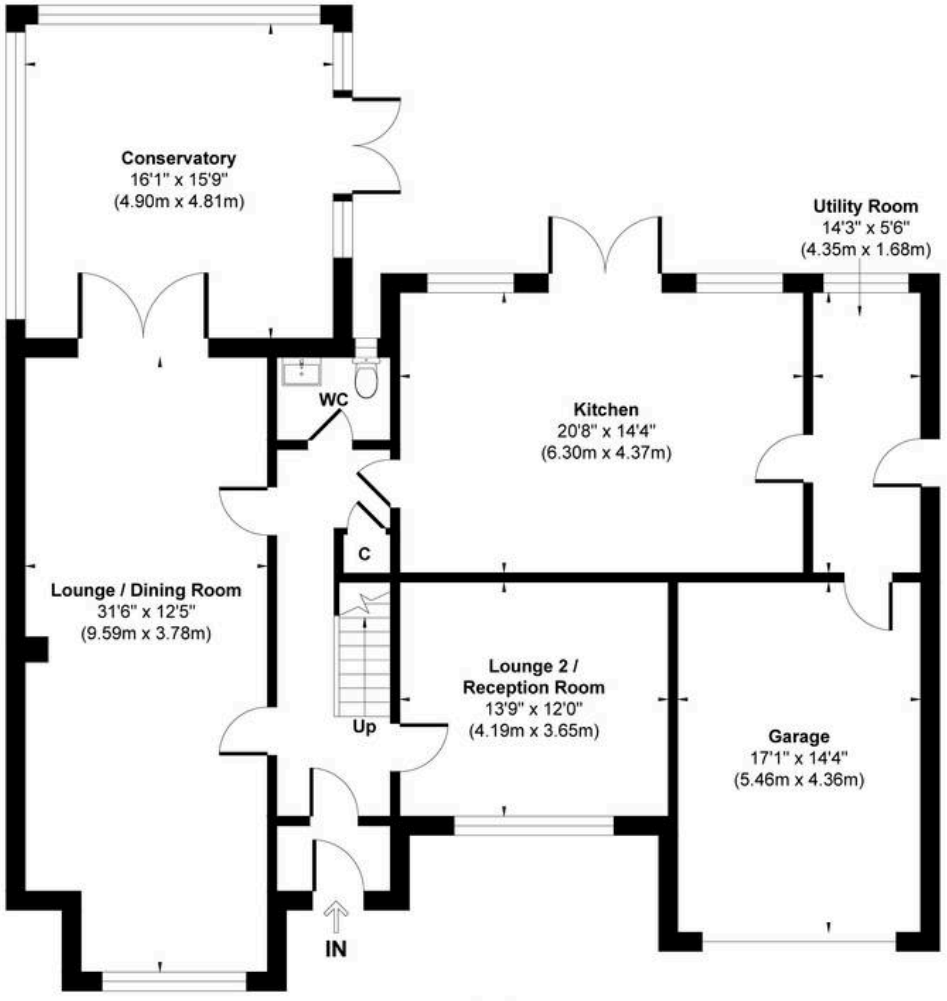
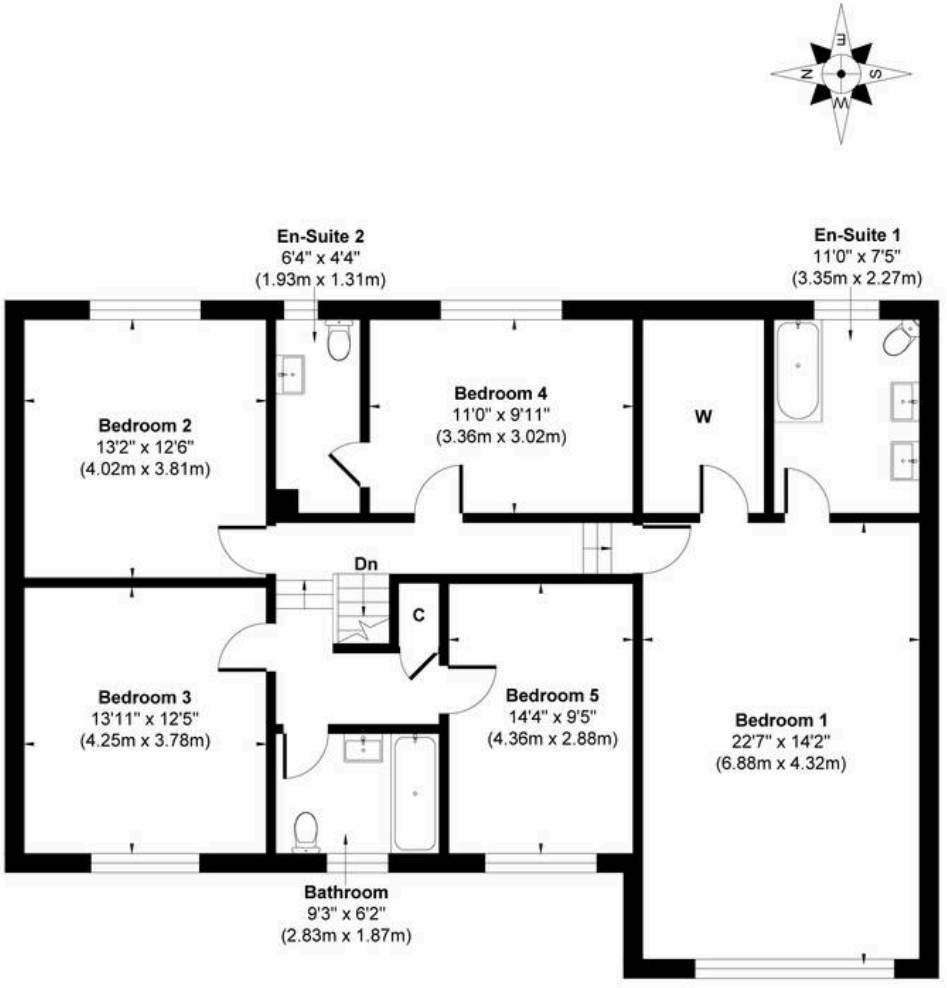


Ground Floor
Approximate Floor Area
1620 sq.ft
(150.51 sq.m)



First Floor
Approximate Floor Area
1330 sq.ft
(123.59 sq.m)

Approx. Gross Internal Floor Area 2950 sq. ft / 274.10 sq. m (Including Garage)

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