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Estates

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Forest Gate, Palmersville, NE12 9EF

Description

Alexander Hudson Estates introduces to market this immaculately presented four-bedroom townhouse with no upward chain in the popular residential area of Forest Hall, NE12. Close-by to woodland walks, local amenities and Ofsted rated Outstanding schooling.

Fully redecorated throughout with new carpets, blinds, fixtures and fittings, this property offers spacious living and briefly comprises of an entrance porch, hallway, under-stair storage cupboard, ground-floor WC and kitchen/diner. To the first floor lies a spacious living room with second dining area, a double bedroom and the family bathroom. Situated on the top floor is three further bedrooms, two with en-suites and a dressing room attached to the master bedroom. Plenty of residential space can be found to the front of the property along with an integrated garage for additional storage solutions and private driveway with additional parking. A landscaped tiered rear garden provides a peaceful outdoor space to relax and enjoy the warm summer months.

The property is a 5-minute drive (or 15-minute walk) from a large Asda supermarket, and is a similar distance from The Rising Sun Country Park, a green oasis of 162 hectares consisting of ponds, woodlands and extensive grasslands. Killingworth Shopping Centre is a 10 minute drive, offering another large supermarket and various high street shops; whilst The Lakeside Centre is also close by which has a swimming pool, indoor sports courts, gym and a children's soft play. Excellent transport links close-by include Palmersville Metro Station, the A19 and a main bus route which all provide easy access to Newcastle City Centre, the coast, Silverlink, Cobalt, Quorum and Balliol Business Parks. Holystone Primary School (Ofsted-rated Outstanding) and Ivy Road Primary School (Ofsted-rated Good) are a short drive from the property making it perfect for growing families.

- **Spacious bedroom townhouse**
- **Offered with no onward chain**
- **Fully redecorated and modernised throughout**
- **Close-by to woodland walks, local amenities and Ofsted rated Outstanding schooling**

Briefly Comprising of:

Entrance Porch

Bright and welcoming, the porch provides the ideal place to store coats and shoes away from the main areas of the home.

Hallway

Spacious and neutrally decorated with wood flooring and high ceilings, the hallway provides access to the kitchen diner, stairs leading to the first floor-landing and a conveniently located downstairs WC. An under-stair cupboard provides excellent storage solutions.

Kitchen

A modern U-shaped kitchen with integrated oven and gas hob, ceiling spotlights and plenty of space available for a fridge freezer, washer dryer and dishwasher.

Dining Area

Located to the left of the kitchen is a dining area large enough for a six-seater table and chairs. French windows flood the space with natural lighting and provide scenic views overlooking the rear garden.





WC

Comprising of a WC and hand-wash basin.

First-Floor Landing

The first-floor landing provides access to bedroom three, a family bathroom, spacious living room and another staircase leading to the top floor.

Living Room

The spacious living room situated at the rear of the property has plenty of space for a three-piece sofa suite, coffee table and TV unit. Two good-sized windows overlooking the rear garden allow for plenty of natural lighting whilst a large nook on the right provides another dining area. Neutrally decorated with a beautiful wood flooring creating a warm and homely feel.

Bedroom Three

Located at the front of the house, bedroom three is neutrally decorated and can comfortably fit a double bed and furniture.

Family Bathroom

Located at the front of the property next to bedroom three, the family bathroom is neutrally decorated with white tiling and comprises of a WC, hand-wash basin and bath. A tall window draws in natural lighting and offers additional ventilation.

Second Floor Landing

Provides access to a further three bedrooms and storage cupboard.

Master Bedroom

Located at front of the property, the master bedroom benefits from both an ensuite and dressing room. Bright and airy with plenty of space for a King-size bed and furniture.

Dressing Room

A great little space for multi-functional storage.

Ensuite (Master Bedroom)

Neutrally decorated and comprising of a walk-in double shower cubicle, WC and hand-wash basin.

Bedroom Two

Situated at the rear of the property, bedroom two benefits from an ensuite and can accommodate a King-size bed and furniture. A good-sized window allows for plenty of natural lighting.

Ensuite (Bedroom Two)

Comprising of a hand-wash basin, WC and shower.

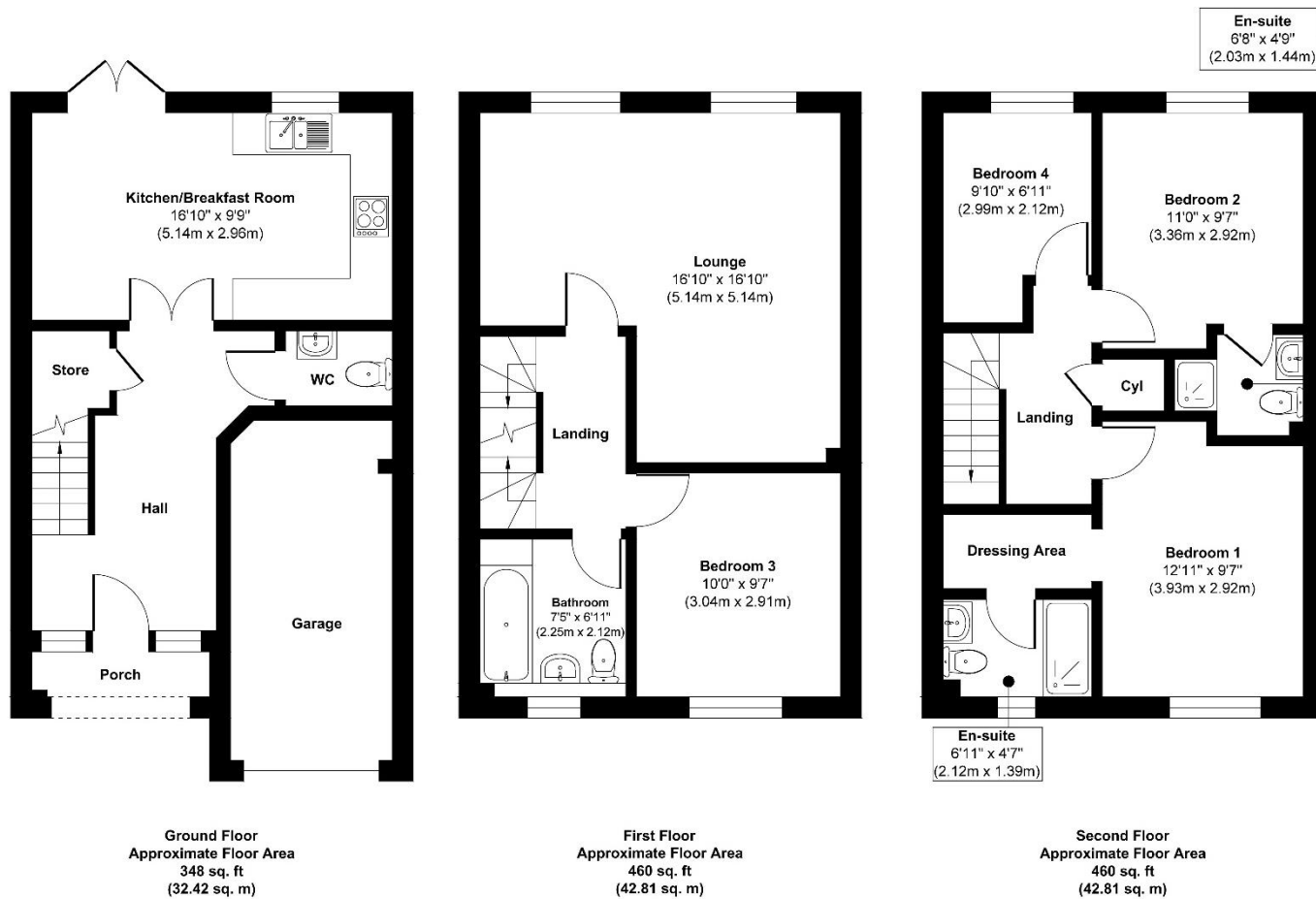
Bedroom Four

Located at the rear of the property, bedroom four is the ideal size for a single bed and furniture.

Gardens

To the front of the property is plenty of off-street residential parking along with an integrated garage providing both private parking and additional storage solutions. To the rear is a multi-tiered landscaped garden consisting of a paved patio, large decking area and turfed section. Fully encompassed by a tall fence providing a high-level of privacy.





Approx. Gross Internal Floor Area 1268 sq. ft / 118.04 sq. m
Produced by Elements Property

Tenure: Freehold

Council tax band: D

EPC Rating: TBC

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