



Alexander Hudson Estates

Sales Particulars

Avondale Avenue

Forest Hall

NE12 7HT





Alexander Hudson Estates introduces to market this well-presented, four-bedroom, semi-detached property in the sought-after residential suburb of Forest Hall, close-by to the high street, transport links and local schooling.

Bright and modern throughout, comprising of an entrance hallway, living room, kitchen, fourth bedroom and downstairs accessible wet room. On the top floor lies three good sized bedrooms and a family bathroom. To the front of the property is a large paved driveway, whilst at the rear sits a mature, leafy garden with lawn, patio area and planted borders. The property benefits from solar panels, enhancing it's sustainability and energy efficiency.

The property is located a short walk from Forest Hall's High Street, which includes a Sainsbury's Local, numerous eateries, a local pub and a pharmacy. There are two primary schools located close by, whilst Benton Metro Station is just a short walk away, with the property sitting just off a main bus route. This provides easy access to Quorum, Balliol, and Gosforth Business Parks, as well as Tyneview Park. Springfield Park, with its Community Centre and tennis club, is also within walking distance of the property.

Tenure: Freehold Council tax band: A EPC Rating: B

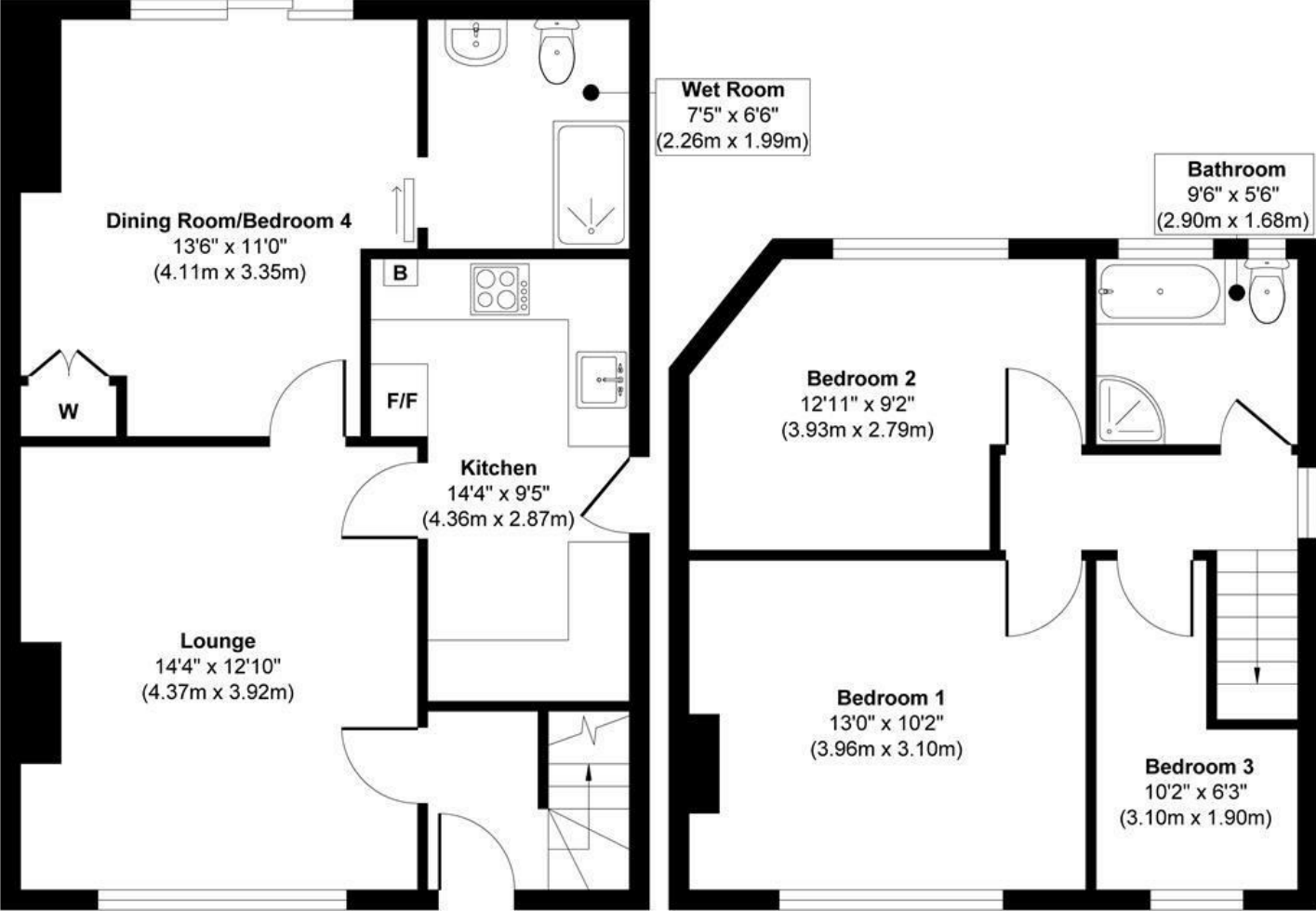








Avondale



Ground Floor
Approximate Floor Area
554 sq. ft
(51.56 sq. m)

First Floor
Approximate Floor Area
396 sq. ft
(36.85 sq. m)

Approx. Gross Internal Floor Area 950 sq. ft / 88.41 sq. m

Produced by Elements Property