AH

Alexander Hudson Estates

Coppice Place

Forest Gate

NE12 9DA

Alexander Hudson Estates introduces to market this immaculately presented, three-bedroom semi-detached townhouse with spacious rear garden in the popular residential area of Forest Gate, NE12.

Immaculately presented and maintained throughout, the property briefly comprises of an entrance hallway, downstairs WC, open plan family room with kitchen, living space and breakfast bar. On the first floor lies the primary bedroom with En-suite shower room and a cosy living room. A further two generously sized bedrooms and family bathroom can be found on the second floor. Externally, a low maintenance garden with lawn and pebbled boarder can be found at the front of the property along with a large driveway which sits to the side of the property and provides off-street parking and access to the converted garage/ home studio. A spacious garden sits to the rear of the property and benefits from a garden lawn, patio area and raised decking.

The property lies just 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. With ponds, woodlands and extensive grasslands, the site is an ideal place to relax and enjoy the great outdoors. Killingworth Shopping Centre is also only a 10 minute drive, offering another large supermarket and various high street shops; whilst The Lakeside Centre is also close by, a leisure centre which offers a swimming pool, indoor sports courts, a gym and a soft play for children. Palmersville Metro Station and the A19 offer ease of access across Newcastle and further afield.
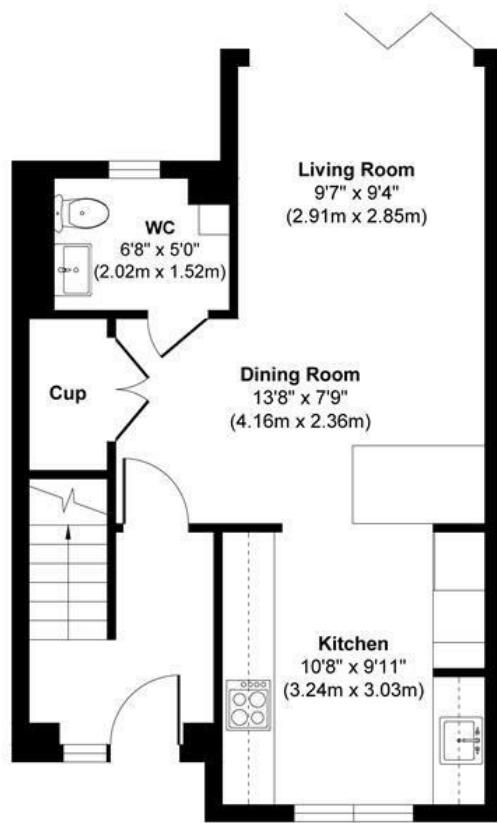
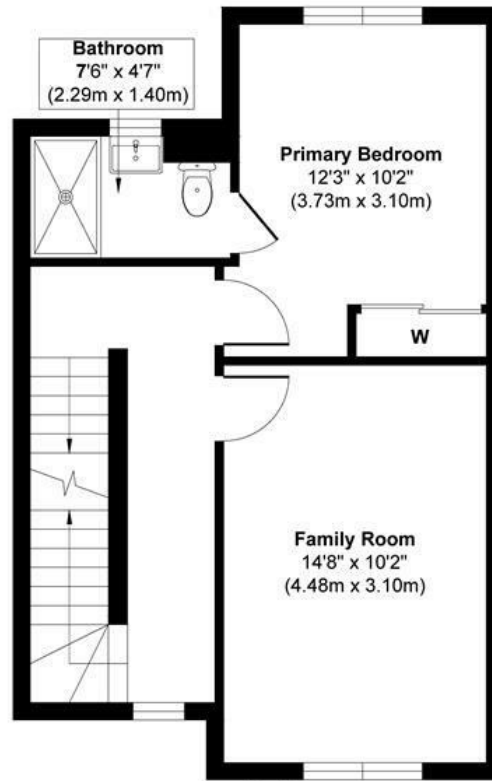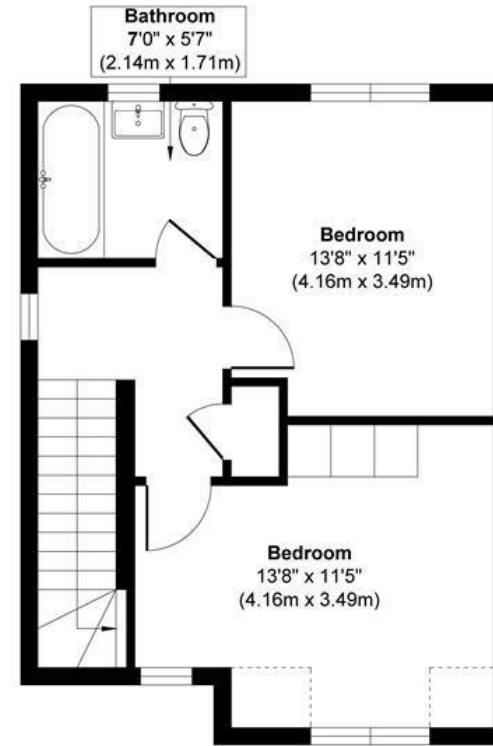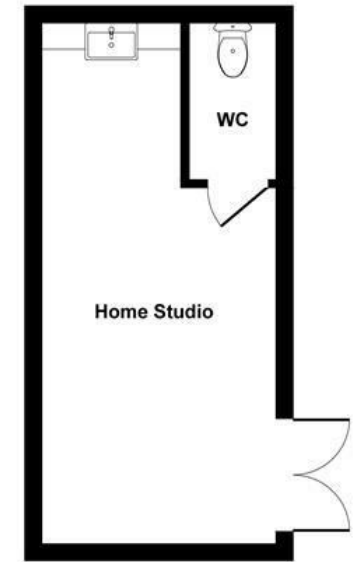Tenure: Freehold   Council tax band: D   EPC Rating: B

Living Room
9'7" x 9'4"
(2.91m x 2.85m)

WC
6'8" x 5'0"
(2.02m x 1.52m)

Cup

Dining Room
13'8" x 7'9"
(4.16m x 2.36m)

Kitchen
10'8" x 9'11"
(3.24m x 3.03m)

Ground Floor
Approximate Floor Area
432 sq. ft
(40.11 sq. m)

Bathroom
7'6" x 4'7"
(2.29m x 1.40m)

Primary Bedroom
12'3" x 10'2"
(3.73m x 3.10m)

W

Family Room
14'8" x 10'2"
(4.48m x 3.10m)

First Floor
Approximate Floor Area
432 sq. ft
(40.11 sq. m)

Bathroom
7'0" x 5'7"
(2.14m x 1.71m)

Bedroom
13'8" x 11'5"
(4.16m x 3.49m)

Bedroom
13'8" x 11'5"
(4.16m x 3.49m)

Second Floor
Approximate Floor Area
392 sq. ft
(36.43 sq. m)

WC

Home Studio

Outbuilding

Approx. Gross Internal Floor Area 1256 sq. ft / 116.66 sq. m.(Excluding Outbuilding)

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