



# Alexander Hudson Estates

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Sales Particulars

Forest Gate

Palmersville

NE12 9EL



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Alexander Hudson Estates introduces to market this four-bedroom, detached family home in the popular residential area of Forest Gate, NE12.

Well presented and maintained throughout, the property briefly comprises of an entrance porch and hallway, living room, study and open plan kitchen/ diner. On the first floor lies a modern family bathroom and four generously sized bedrooms with the master bedroom benefitting from an En-suite shower room. Externally the front of the property features an extended driveway which provides ample off street parking for multiple vehicles and access to the integral garage. A generously sized and sunny garden with patio area and garden lawn can be found to the rear.

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: C



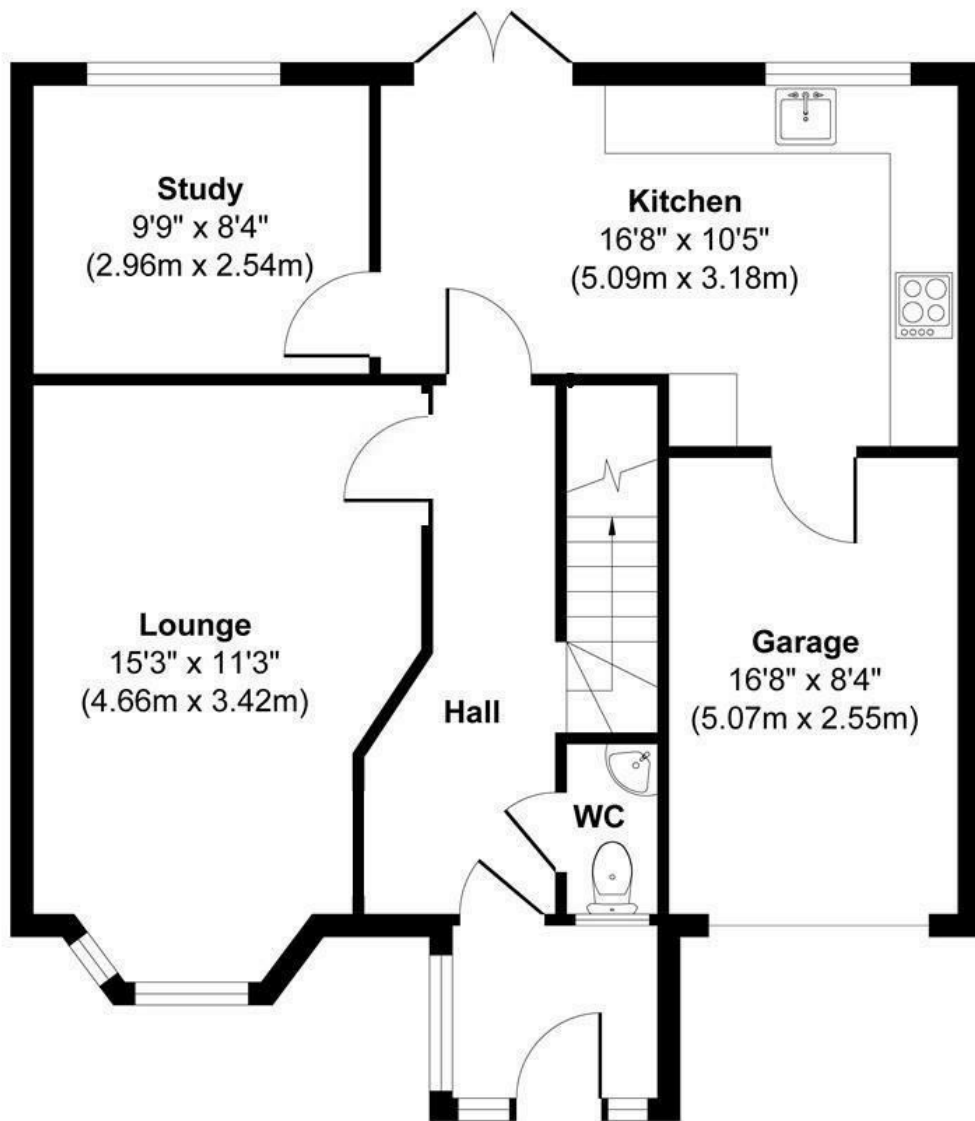




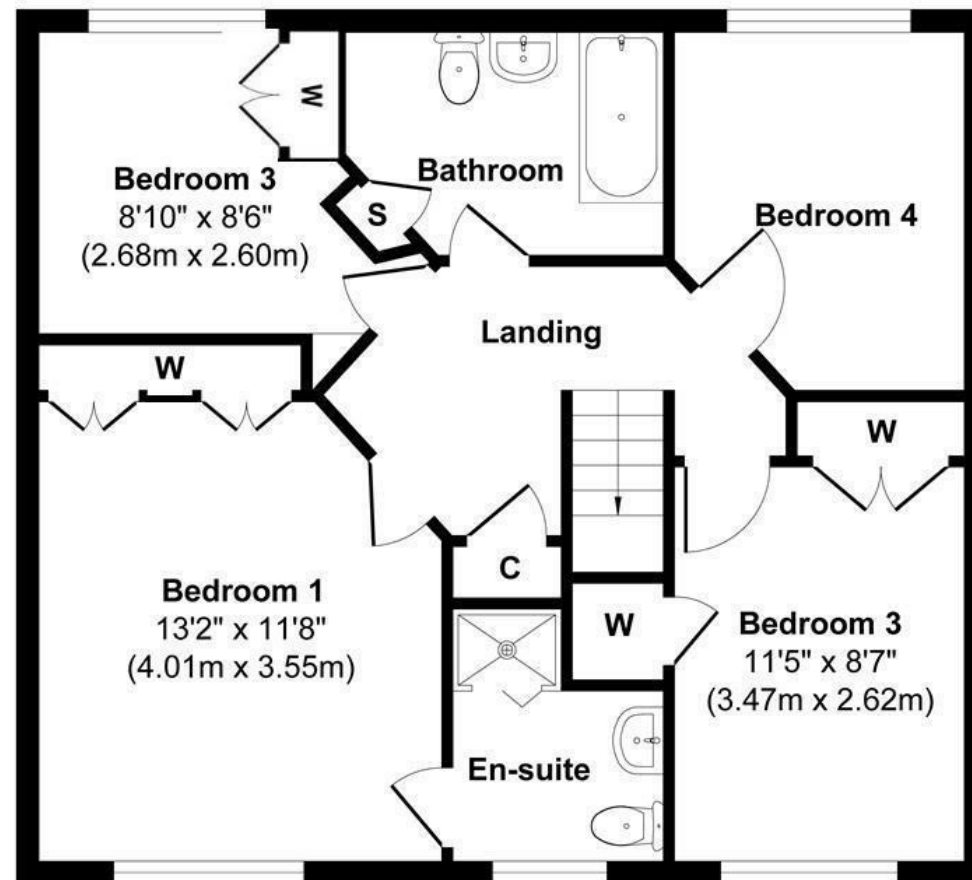








**Ground Floor**  
 Approximate Floor Area  
 683 sq. ft  
 (63.41 sq. m)



**First Floor**  
 Approximate Floor Area  
 640 sq. ft  
 (59.49 sq. m)

**Approx. Gross Internal Floor Area 1,323 sq. ft / 122.90 sq. m**

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