



Alexander Hudson Estates

Sales Particulars

West Avenue

Forest Hall

NE12 9HB





Alexander Hudson Estates introduces to the market this three bedroom, end of terrace family situated in the popular residential area of Forest Hall, NE12.

The property features an entrance hallway, living room, modern kitchen, dining room and a multi-use reception room that is currently being used as the fourth bedroom. A further three bedrooms and a family bathroom occupy the first floor. Externally, the front and side of the property benefits from a low maintenance paved and gravelled garden. Whilst a sunny courtyard with carport sits to the rear.

The property is ideally located and within walking distance to Forest Hall High Street which offers a range of amenities. The Killingworth Shopping Centre, White Swan Centre and The Lakeside Centre are all close-by along with both Killingworth Boating Lake with its bridleways and Lakeside Park offering idyllic settings. The property sits close to a bus route and metro station with links to Newcastle City Centre, Quorum, Balliol and Gosforth Business Parks; whilst the A19 is only a short drive away for trips further afield.

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



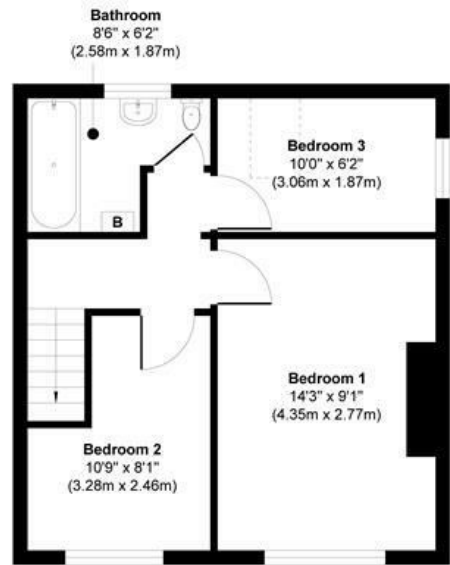








Ground Floor
Approximate Floor Area
612 sq. ft
(56.87 sq. m)



First Floor
Approximate Floor Area
388 sq. ft
(36.08 sq. m)

Approx. Gross Internal Floor Area 1000 sq. ft / 92.95 sq. m
 Illustration for identification purpose only, measurements approximate
 and not to scale, unauthorized reproduction is prohibited. All rights reserved for
 Alexander Hudson Estates