



# Alexander Hudson Estates

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Sales Particulars

West Lane

NE12 7BD







Alexander Hudson Estates welcomes to the market this three bedroom, semi-detached family home located in the sought after, West Lane, Forest Hall, NE12.

Brimming with potential throughout, the property briefly comprises of an entrance hallway, living room, separate dining room, modern kitchen, utility and downstairs toilet. To the first floor sits three bedrooms and a family bathroom. Externally, the property benefits from a sunny, well maintained front garden, double garage and large private driveway providing off street parking for multiple vehicles. A large garden with lawns, planted borders and a patio area is located to the rear of the property.

The property is ideally located and within walking distance to Killingworth Village and Forest Hall High Street which offers a range of amenities and eateries. 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.





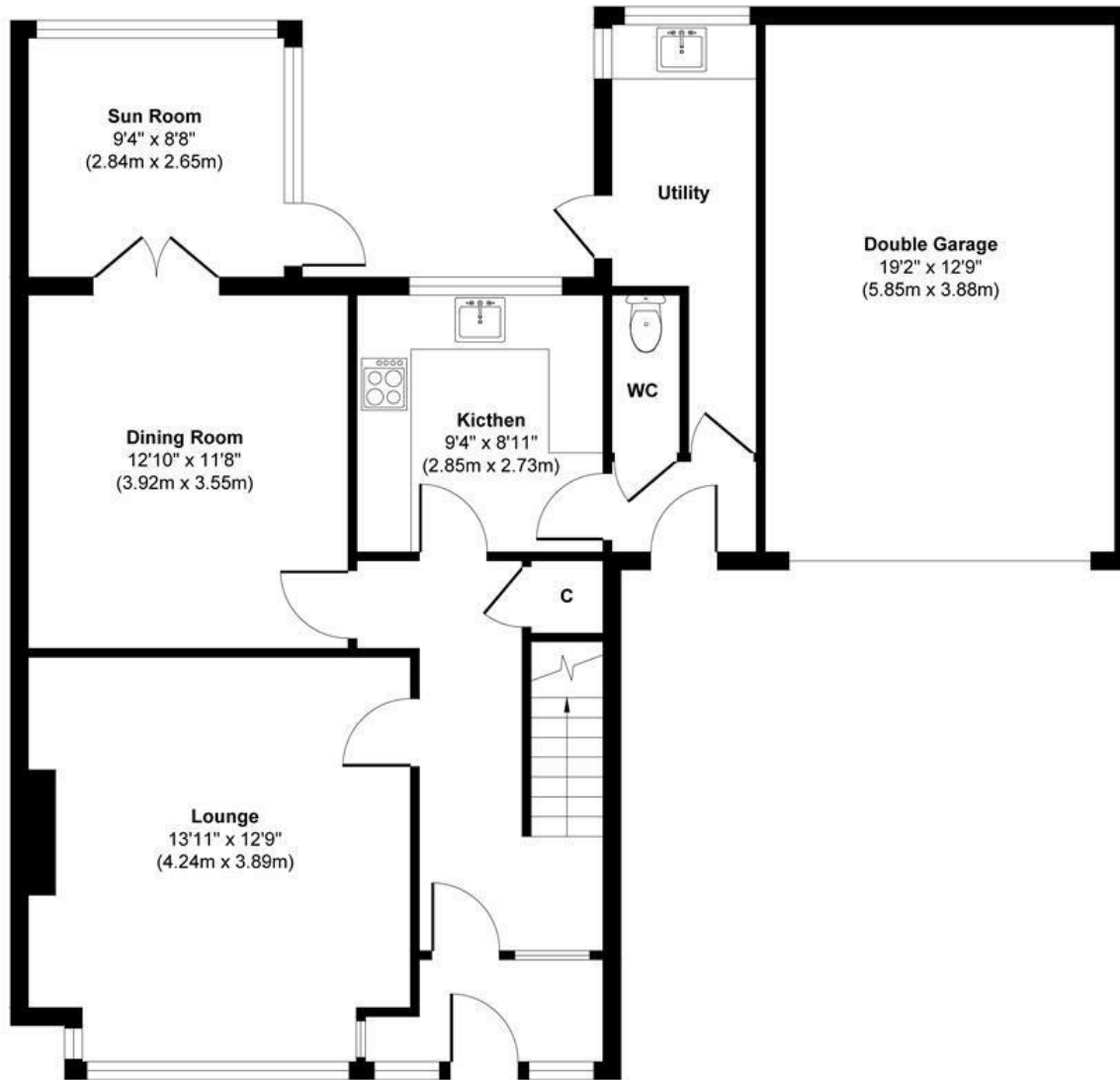




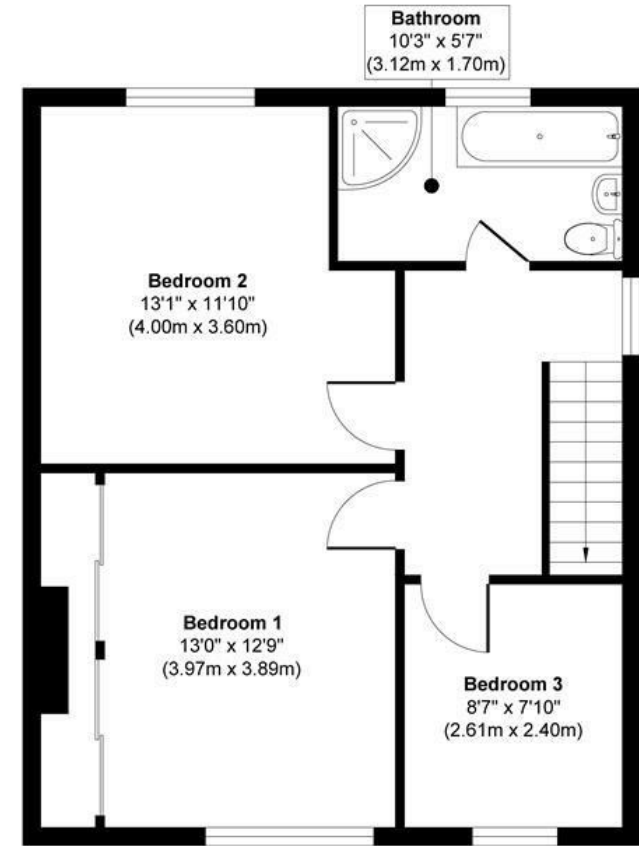








**Ground Floor**  
 Approximate Floor Area  
 1022 sq. ft  
 (94.95 sq. m)



**First Floor**  
 Approximate Floor Area  
 543 sq. ft  
 (50.46 sq. m)

**Approx. Gross Internal Floor Area 1565 sq. ft / 145.41 sq. m(Including Garage)**

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