



# Alexander Hudson Estates

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Sales Particulars

Earlington Court

Forest Hall

NE12 9DX





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

Beautifully presented and renovated throughout, the property features an entrance hallway, downstairs WC, living room, additional reception room that is currently being used as a bar area and an extended open plan living/dining and family room with bi-fold doors leading to a sunny, low maintenance rear garden. A family bathroom and four bedrooms, the primary of which benefits from an en-suite shower room occupy the first floor. Externally, the front of the property benefits from a private driveway.

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: C   EPC Rating:





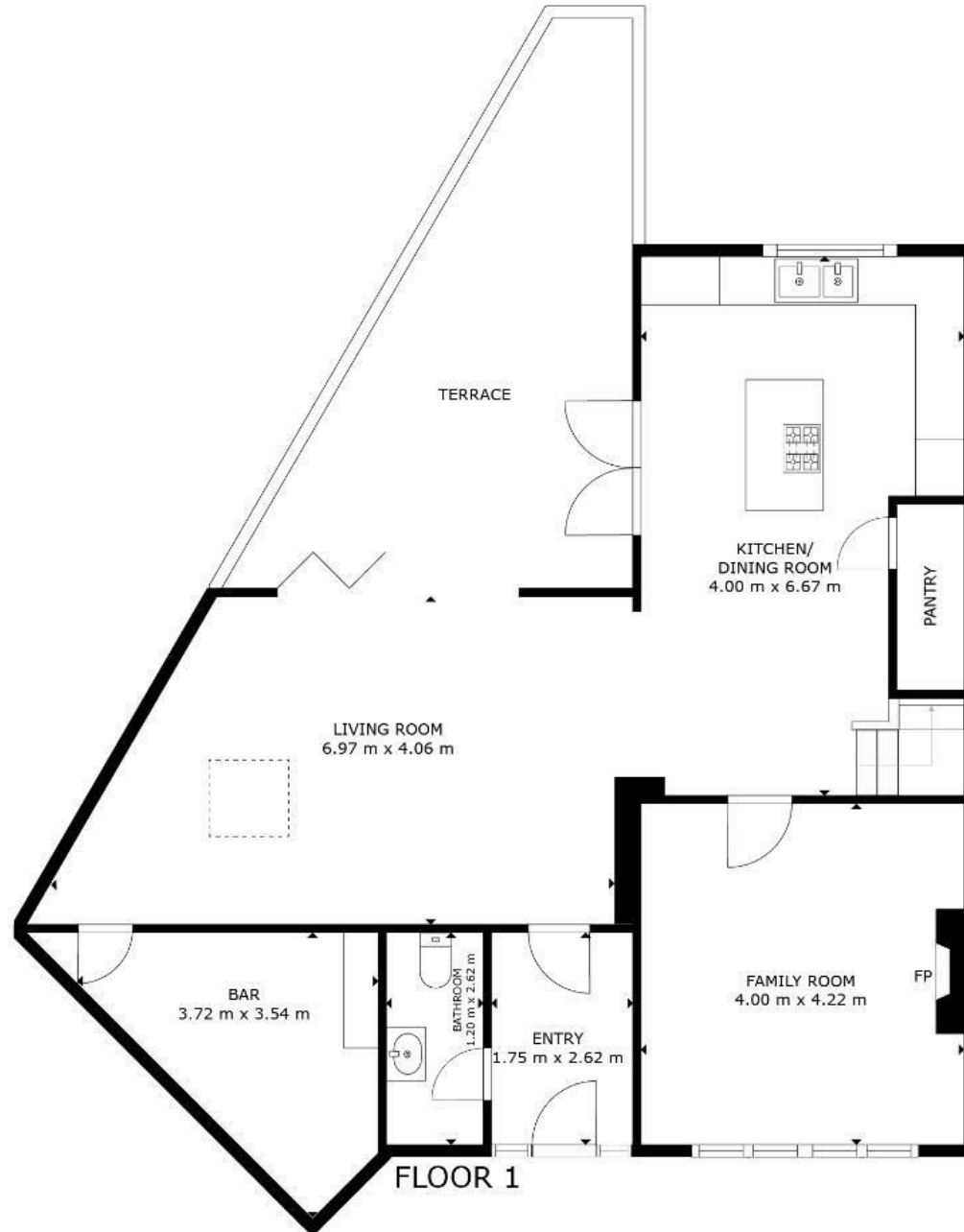












**FLOOR 1**

GROSS INTERNAL AREA  
 FLOOR 1: 88 m<sup>2</sup>, FLOOR 2: 63 m<sup>2</sup>  
 TOTAL: 151 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.