



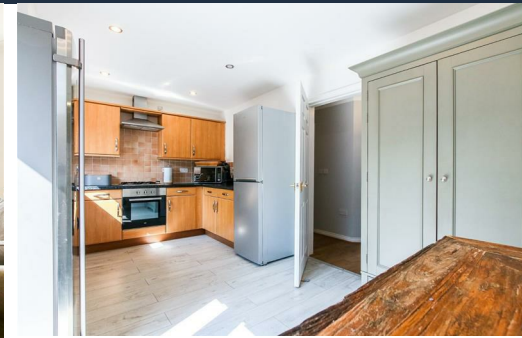
# Alexander Hudson Estates

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Sales Particulars

# Alexander Hudson Estates

Forest Gate, Palmersville, NE12



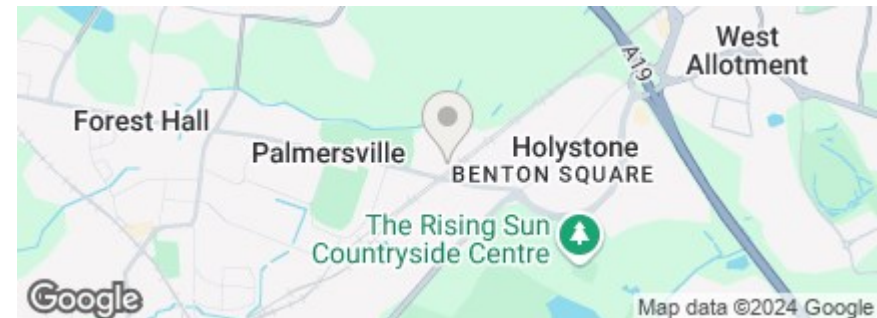
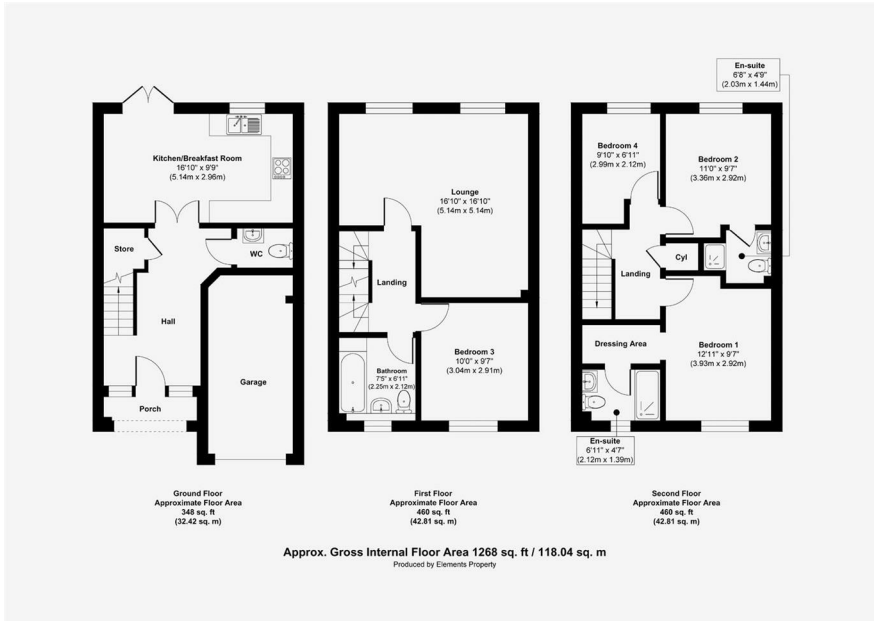
# The Property

Alexander Hudson Estates introduces to market this immaculately presented four-bedroom townhouse with no upward chain in the popular residential area of Forest Hall, NE12. Close-by to woodland walks, local amenities and Ofsted rated Outstanding schooling.

Fully redecorated throughout with new carpets, blinds, fixtures and fittings, this property offers spacious living and briefly comprises of an entrance porch, hallway, under-stair storage cupboard, ground-floor WC and kitchen/diner. To the first floor lies a spacious living room with second dining area, a double bedroom and the family bathroom. Situated on the top floor is three further bedrooms, two with en-suites and a dressing room attached to the master bedroom. Plenty of residential space can be found to the front of the property along with an integrated garage for additional storage solutions and private driveway with additional parking. A landscaped tiered rear garden provides a peaceful outdoor space to relax and enjoy the warm summer months.

The property is 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 consisting of ponds, woodlands and extensive grasslands. Killingworth Shopping Centre is a 10 minute drive, offering another large supermarket and various high street shops; whilst The Lakeside Centre is also close by which has a swimming pool, indoor sports courts, gym and a children's soft play. Excellent transport links close-by include Palmersville Metro Station, the A19 and a main bus route which all provide easy access to Newcastle City Centre, the coast, Silverlink, Cobalt, Quorum and Balliol Business Parks. Holystone Primary School (Ofsted-rated Outstanding) and Ivy Road Primary School (Ofsted-rated Good) are a short drive from the property making it perfect for growing families.

Freehold  
Council Tax: D  
EPC Rating: 80





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