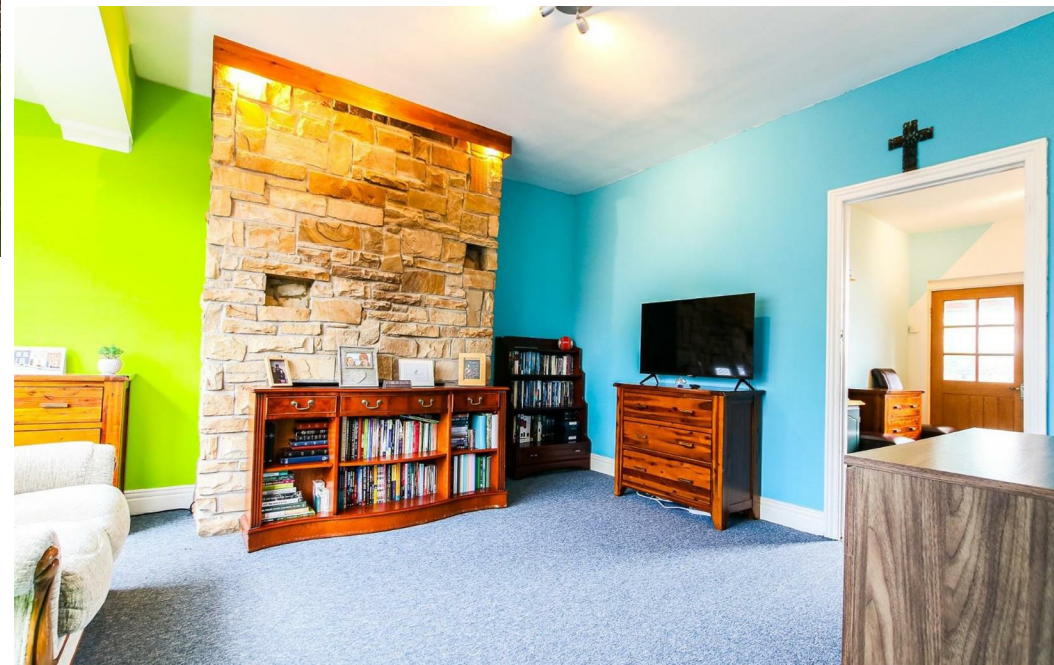




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Sales Particulars



The Property

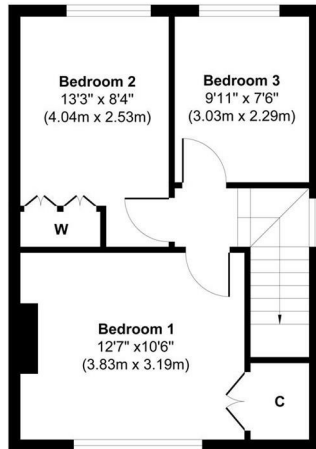
Alexander Hudson Estates is delighted to present this beautifully presented three-bedroom home, nestled in the heart of NE6. Offering an abundance of living space with two generous reception rooms, spacious, newly fitted kitchen and family bathroom as well as a stunning garden with a private aspect, this property is the ideal family home.

Upstairs, the home boasts three spacious bedrooms, each designed to provide comfort and tranquillity. Outside, the property features a private, lawned rear garden with uninterrupted views across the adjacent playing fields—an ideal setting for outdoor dining, relaxation, and family activities.

Located in the highly sought-after area of Byker, this home enjoys proximity to local amenities such as Harbottle Park, Hoult's Yard, and the vibrant Ouseburn Valley, known for its independent eateries, restaurants, and creative scene. This is a rare opportunity to own a well-maintained property in a thriving community.

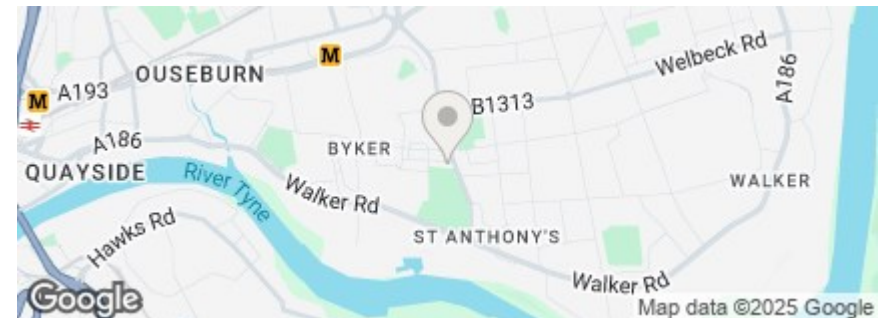


Ground Floor
Approximate Floor Area
450 sq. ft.
(44.68 sq. m)
Approx. Gross Internal Floor Area 862 sq. ft. / 80.20 sq. m
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First Floor
Approximate Floor Area
382 sq. ft.
(35.52 sq. m)
Approx. Gross Internal Floor Area 862 sq. ft. / 80.20 sq. m
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Freehold
Council Tax: A
EPC Rating: 66





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