



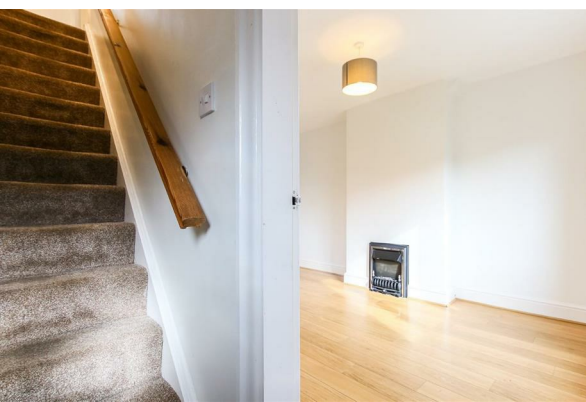
# Alexander Hudson Estates

---

Sales Particulars

# Alexander Hudson Estates

Cresswell Avenue, Forest Hall, NE12



# The Property

Alexander Hudson Estates proudly presents this charming two-bedroom, semi-detached family home, featuring off-street parking and generous front and rear gardens, nestled in the highly sought-after residential area of Forest Hall, NE12.

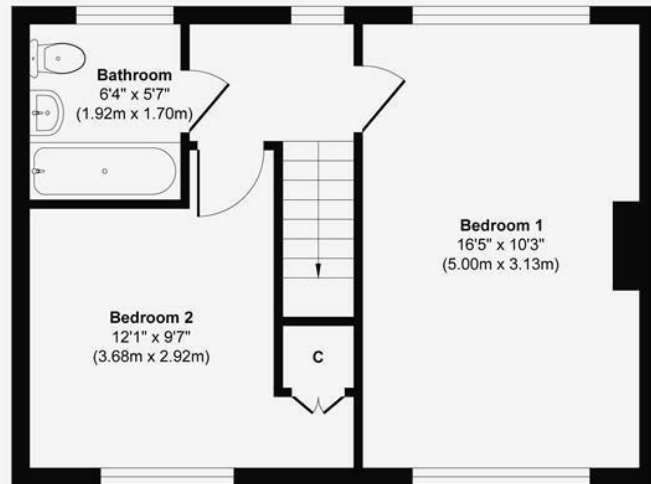
This inviting home briefly comprises a welcoming entrance hallway leading to a bright and airy living room, and a spacious kitchen complete with a dining area, breakfast bar, and direct access to the rear garden, perfect for modern family living. Upstairs, you'll find two well-proportioned double bedrooms and a family bathroom.

The expansive rear garden offers an ideal space to enjoy outdoor living during the warmer months. The large lawn is perfect for children to play, while the ample paved areas provide room for barbecues, garden furniture, and outdoor storage.

Conveniently located close to The Killingworth Shopping Centre, this home offers easy access to a variety of restaurants, supermarkets, and both primary and secondary schools. There are excellent transport links, including a frequent bus service to Newcastle City Centre, while Palmersville Metro Station is just a 15-minute walk away, offering quick access to both the City Centre and the Coast. For outdoor enthusiasts, the beautiful Rising Sun Country Park is only a 5-minute drive away, offering scenic walks and nature trails. Commuters will appreciate the proximity to the A19, providing quick access to Northumberland, Silverlink, and Cobalt Business Parks. Additionally, Great Lime Road offers a direct 5-10 minute drive to Quorum, Balliol, and Gosforth Business Parks.

This property is ideal for those seeking a comfortable family home with excellent amenities and transport links in a thriving community.

Freehold  
Council Tax: A  
EPC Rating: 70



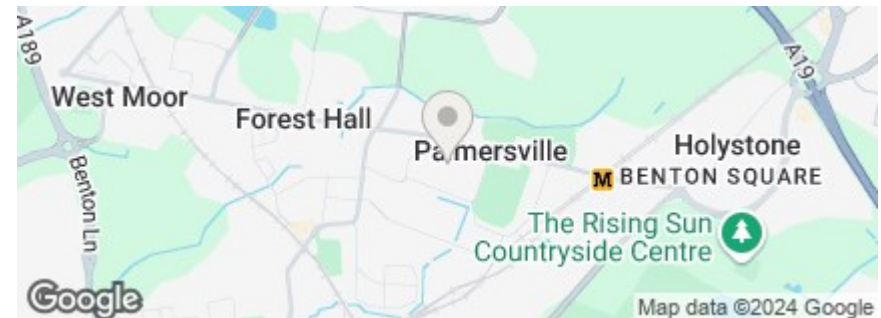
First Floor  
Approximate Floor Area  
369 sq. ft  
(34.34 sq. m)



Ground Floor  
Approximate Floor Area  
369 sq. ft  
(34.34 sq. m)

Approx. Gross Internal Floor Area 739 sq. ft / 68.68 sq. m

Produced by Elements Property





---

Alexander Hudson Estates  
The Printworks  
20 Arrow Close  
NE12 6QN

0191 268 7433  
[sales@alexanderhudson.co.uk](mailto:sales@alexanderhudson.co.uk)