



# Alexander Hudson Estates

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Sales Particulars

Woodlands Grange

Forest Hall

NE12 9DF







Alexander Hudson Estates introduces to market this bright and homely, four-bedroom, semi detached property situated in the popular residential area of Forest Hall. Close-by to a range of amenities, transport links and schooling.

Briefly comprising of an entrance into the sitting room then to the kitchen with fitted cupboards, around to further family living space with the garage partly converted to give more space downstairs to entertain. On the first floor lies four bedrooms and a bathroom. To the front is a driveway and attached part converted garage, whilst at the rear is a sunny and landscaped garden with decking area.

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, 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: B EPC Rating: C



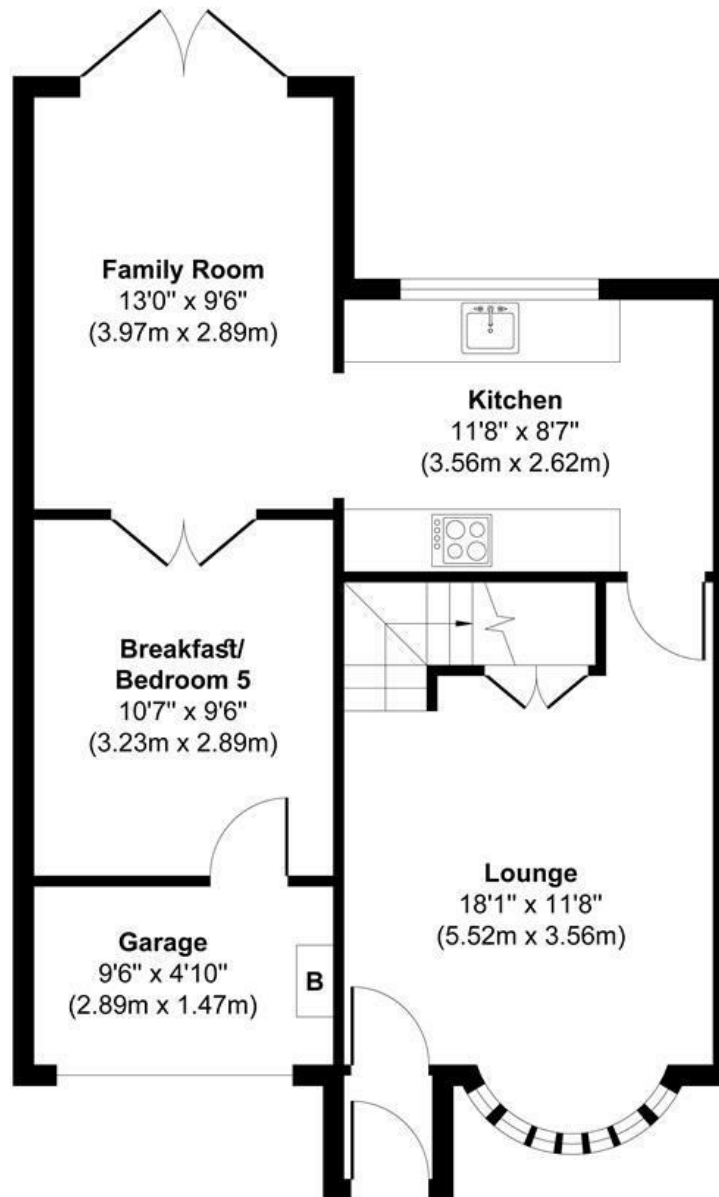












**Family Room**  
13'0" x 9'6"  
(3.97m x 2.89m)

**Kitchen**  
11'8" x 8'7"  
(3.56m x 2.62m)

**Breakfast/  
Bedroom 5**  
10'7" x 9'6"  
(3.23m x 2.89m)

**Lounge**  
18'1" x 11'8"  
(5.52m x 3.56m)

**Garage**  
9'6" x 4'10"  
(2.89m x 1.47m)

B

**Ground Floor**  
**Approximate Floor Area**  
600 sq. ft  
(55.74 sq. m)

**Approx. Gross Internal Floor Area 1119 sq. ft / 104.01 sq. m**

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