

Alexander Hudson Estates

Sales Particulars

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Conservatory 13'10" x 9'1" (4.22m x 2.77m) Bathroom 6'2" x 5'6" (1.87m x 1.68m) Kitchen 14'6" x 8'3" Bedroom 2 (4.41m x 2.52m) 10'9" x 8'1" (3.27m x 2.46m) Living Room 14'6" x 14'1" Bedroom 1 13'3" x 8'4" (4.41m x 4.29m) (4.05m x 2.54m) Bedroom 3 10'0" x 5'10" (3.05m x 1.78m) **Ground Floor** First Floor 6'5" x 6'0" (1.96m x 1.83m) Approximate Floor Area Approximate Floor Area 368 sq. ft 352 sq. ft (34.24 sq. m) (32.72 sq. m) Approx. Gross Internal Floor Area 720 sq. ft / 66.96 sq. m

The Property

Alexander Hudson Estates introduces to market this threebedroom, semi-detached family home situated within the popular residential Greenhills estate, NE12.

Bright and spacious throughout, the property briefly comprises of an entrance porch, downstairs WC, living room and a kitchen/dining room. On the first floor lies a family bathroom and three generously sized bedrooms. Externally, the front of the property benefits from a garden lawn and driveway which provides ample off-street and private parking. The beautifully landscaped rear garden features patio area, garden lawn, pergola and garden shed.

The property is ideally located and within easy reach of Amberley Primary School, Bailey Green Primary School and George Stephenson High School. Local amenities and transport links are also within walking distance to the property providing easy travel to Newcastle City Centre, the Coast and further afield.

Freehold Council Tax: B EPC Rating: 71





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