



# Alexander Hudson Estates

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Sales Particulars



# Alexander Hudson Estates

West Croft Road, Forest Hall, NE12





# The Property

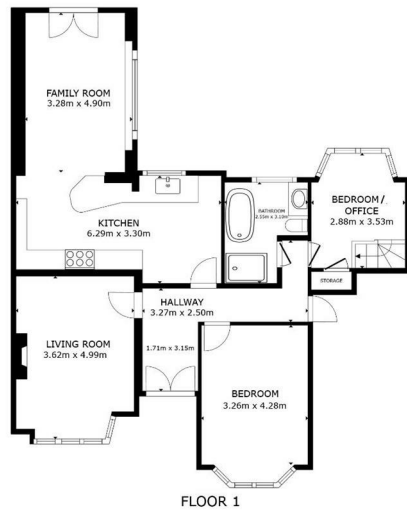
Alexander Hudson Estates are delighted to introduce to market this beautifully presented, three-bedroom, semi-detached dormer bungalow, situated in a sought after area of Forest Hall. Ideally positioned close to local schools, amenities, and transport links, including a 10-minute walk from Benton Metro Station. This property offers generous living accommodation with a beautiful south facing garden, off-street parking and integral garage.

Accommodation briefly comprises an entrance porch leading to a large hallway. The front of the property hosts, a spacious lounge and ground floor double bedroom currently being used as a dining room. Both overlook the front garden, offering plenty of natural light. The rear, of the property, has been extended to create a large open-plan kitchen complete with integrated appliances, and range oven. This leads through to a large family room with French door access to the beautiful south-facing garden. A ground floor stylish family bathroom with underfloor heating and office space completes the lower living space. The first floor is occupied by two large double bedrooms with a walk in wardrobe off the master, and a shared separate toilet with hand basin.

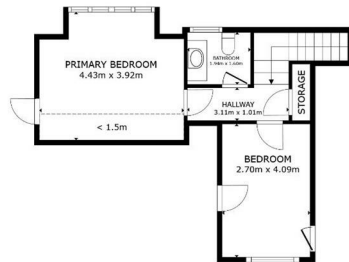
Externally, the low maintenance front garden has a private driveway providing access to an attached garage and separate gravel parking area. The large, rear, south facing garden is beautifully presented with lawn, shrubs and summer house.

The property is conveniently located within walking distance of Forest Hall High Street and close to the Killingworth Shopping Centre, White Swan Centre, Lakeside Park.

Freehold  
Council Tax: D  
EPC Rating: 67



GROSS INTERNAL AREA  
FLOOR 1 96.4 m² FLOOR 2 35.1 m²  
EXCLUDED AREAS - REDUCED HEADROOM 3.5 m²  
TOTAL: 133.5 m²  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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