



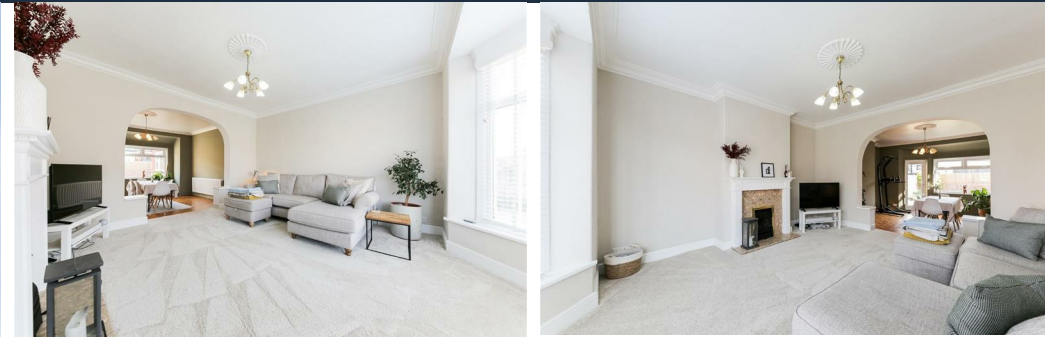
# Alexander Hudson Estates

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Sales Particulars

# Alexander Hudson Estates

Avondale Avenue, Forest Hall, NE12





# The Property

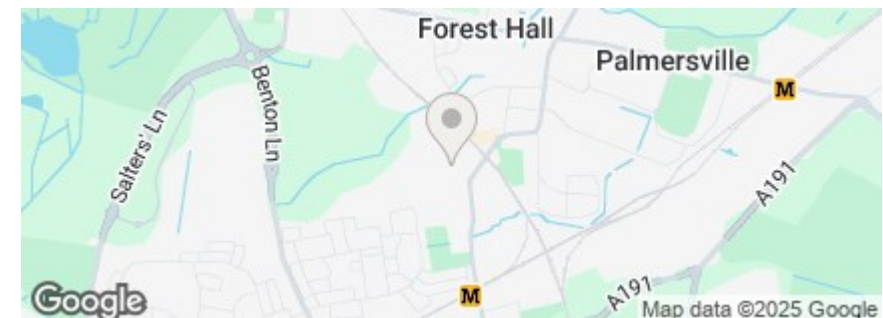
Alexander Hudson Estates are delighted to introduce this beautifully presented five bedroom, semi-detached home, ideally located in the sought-after residential suburb of Forest Hall. Just a short stroll from the High Street, excellent transport links, and well-regarded local schools, this property offers both convenience and comfort.

Bright and modern throughout, the property comprises an inviting entrance hallway, spacious living room, contemporary and spacious kitchen, a versatile fifth bedroom. Upstairs, you'll find five generously sized bedrooms and a stylish family bathroom.

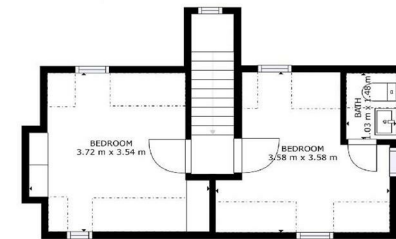
Externally, the property boasts a large, paved driveway to the front, providing ample off-street parking. To the rear lies a mature, private garden complete with a lawn, patio area perfect for relaxing or entertaining.

Situated just a short walk from Forest Hall's vibrant High Street home to a Sainsbury's Local, popular eateries, a local pub, and pharmacy, this property is superbly positioned for family living. Two primary schools are nearby, while Benton Metro Station and main bus routes offer quick access to Quorum, Balliol, Gosforth Business Parks, and Tyneview Park. Springfield Park, featuring a community centre and tennis club, is also within walking distance.

Freehold  
Council Tax: C  
EPC Rating: 61



GROSS INTERNAL AREA  
FLOOR 1: 94 m<sup>2</sup>, FLOOR 2: 50 m<sup>2</sup>  
FLOOR 3: 19 m<sup>2</sup>, EXCLUDED AREAS:  
DECK: 12 m<sup>2</sup>, REDUCED HEADROOM BELOW 1.5m: 7 m<sup>2</sup>  
TOTAL: 164 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





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