



# Alexander Hudson Estates

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Sales Particulars



# Alexander Hudson Estates

Myrtle Crescent, Forest Hall, NE12





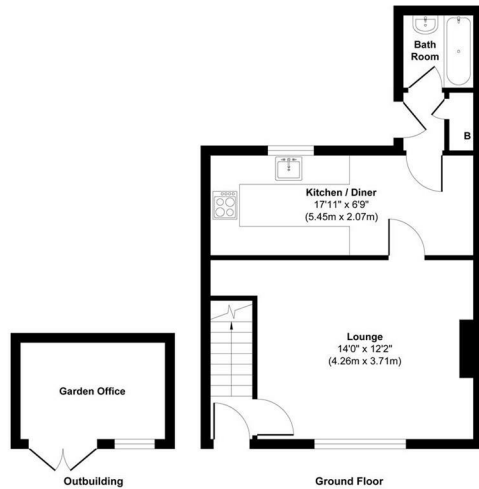
# The Property

Alexander Hudson Estates introduces to market this bright and spacious, two-bedroom, terraced family home, situated within walking distance to Forest Hall High Street.

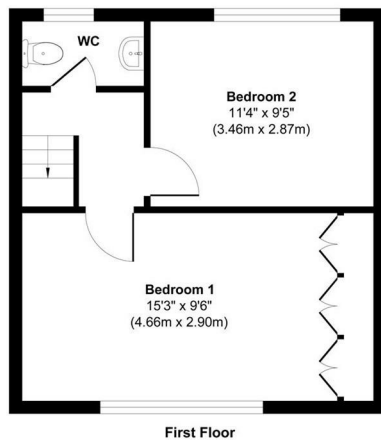
Immaculately presented and updated throughout, the property briefly comprises of an entrance hallway, living room and open plan kitchen dining room and family bathroom. Two generously sized bedrooms are located on the first floor along with an upstairs WC. Externally, a paved double-driveway sits at the front of the property providing off-street parking, whilst a beautifully landscaped garden with multiple seating areas can be found to the rear with additional garden room perfect for entertaining or working from home.

The property is located within walking distance of several primary schools, George Stephenson High School and Forest Hall's High Street which includes a Sainsbury's Local, numerous eateries and a pharmacy. Springfield Park, with its Community Centre and Tennis Club, is also within walking distance of the property. Several local pub/restaurants and a mid-sized supermarket are close by. The property sits just off a main bus route and is within a twenty-minute walk away from Benton Metro Station which provides easy access to Newcastle City Centre, the coast and further afield.

Freehold  
Council Tax: A  
EPC Rating: 66



Approx. Gross Internal Floor Area 390 sq. ft / 36.25 sq. m (Excluding Outbuilding)  
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Approx. Gross Internal Floor Area 344 sq. ft / 32.04 sq. m  
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