



# Alexander Hudson Estates

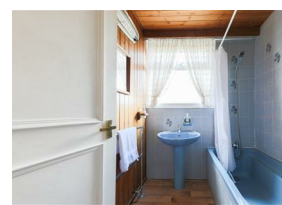
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Sales Particulars



# Alexander Hudson Estates

Great Lime Road, Forest Hall, NE12





# The Property

Alexander Hudson Estates are delighted to bring to the market this well-loved family home, ideally situated in the popular area of Forest Hall. This semi-detached property offers three well-proportioned bedrooms along with attractive, well-maintained gardens to both the front and rear.

The property is entered via a porch then a welcoming entrance hallway which leads into a bright and spacious living room, providing a comfortable setting for everyday relaxation. From here, there is access to a separate dining room, creating a dedicated space ideal for family meals and entertaining guests. Located to the rear of the property, the kitchen enjoys a pleasant outlook through a large picture window overlooking the well-kept rear garden and offers a practical layout for everyday use. Completing the ground floor accommodation is a convenient downstairs WC fitted with shower, low-level WC and wash hand basin.

To the first floor, the property comprises three generous, light-filled bedrooms, all offering ample space for family living. The first floor also benefits from a separate WC and a family bathroom. Externally, the property is accessed via a private road to the rear and benefits from an integral garage, providing useful space for both parking and storage. To the front and rear are beautifully maintained lawned gardens, offering excellent outdoor space ideal for relaxing, gardening, or entertaining.

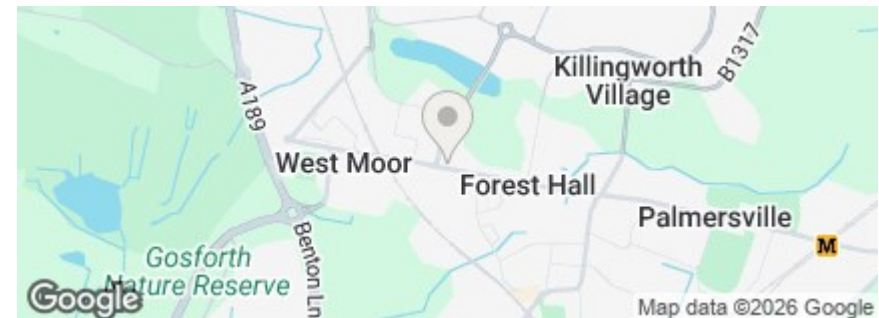
The property is situated in a popular residential suburb with roots in 19th-century coal mining communities. It benefits from excellent access to the village atmosphere of Forest Hall shopping, as well as the wide range of facilities available at Killingworth Centre, including independent cafés, and local businesses. Families will appreciate the close proximity to large sports fields and the Lakeside Recreation Centre. Highly regarded schools, including West Moor Primary, St Mary's Primary, and George Stephenson High School are all within walking distance.

Freehold  
Council Tax: D  
EPC Rating: 0



Approx. Gross Internal Floor Area 1526 sq. ft / 141.72 sq. m (Including Garage)

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Alexander Hudson Estates  
The Printworks  
20 Arrow Close  
NE12 6QN

0191 268 7433  
[sales@alexanderhudson.co.uk](mailto:sales@alexanderhudson.co.uk)