



# Alexander Hudson Estates

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Sales Particulars

# Alexander Hudson Estates

Firtree Crescent, Forest Hall, NE12



# The Property

Alexander Hudson Estates proudly presents this spacious three bedroom semi detached family home, ideally positioned on a popular residential road.

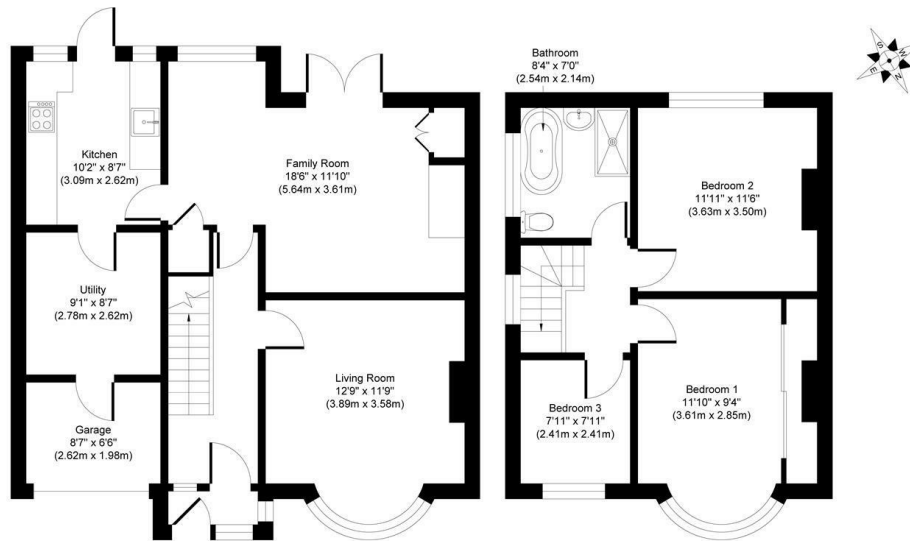
The property offers well proportioned and versatile accommodation, briefly comprising; entrance hall with access to the living room, featuring a bay window creating a bright and inviting space. The hallway also provides access to the generous family room at the rear, offering an excellent area for both relaxing and entertaining with direct access to the garden. From the family room, there is access to the fitted kitchen, which is complemented by a separate utility room and internal access to the garage, completing the ground floor accommodation.

From the first floor landing, the principal bedroom is situated to the front of the property, benefiting from a bay window. There are two further well sized bedrooms and a family bathroom serving all rooms.

Externally, the property benefits from an integral garage and driveway parking to the front. To the rear, there is a sunny enclosed garden with patio and artificial turf, providing a low-maintenance space ideal for outdoor dining and relaxation.

Forest Hall is a well-established suburb named after the Victorian mansion that once stood in the area. This leafy neighbourhood offers a mix of properties, local shops, cafés such as Sands of Tyne Coffee Shop & Bar, and supermarkets, complemented by nearby green spaces. Benton Metro Station and road links via the A19 and A1 provide straightforward commuting. Families are well served by schools including Forest Hall Primary and Ivy Road Primary, alongside nearby secondary schools. With its combination of character, amenities, and green surroundings, Forest Hall remains a highly desirable area for residents of all ages.

Freehold  
Council Tax: B  
EPC Rating: 64

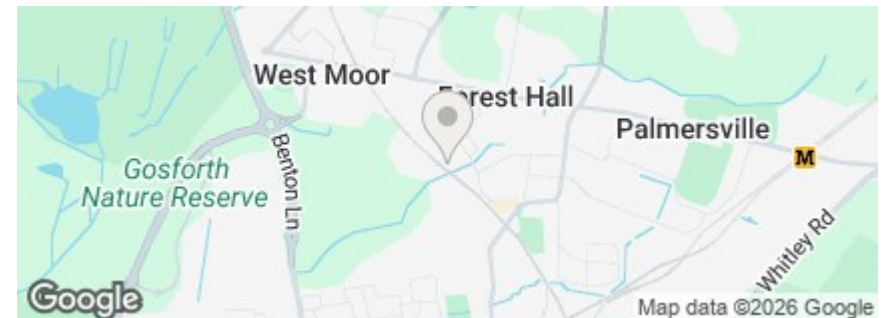


**Ground Floor**  
Approximate Floor Area  
722 sq.ft  
(67.12 sq.m)

**First Floor**  
Approximate Floor Area  
458 sq.ft  
(42.52 sq.m)

**Approx. Gross Internal Floor Area 1180 sq. ft / 109.64 sq. m (Including Garage)**

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