



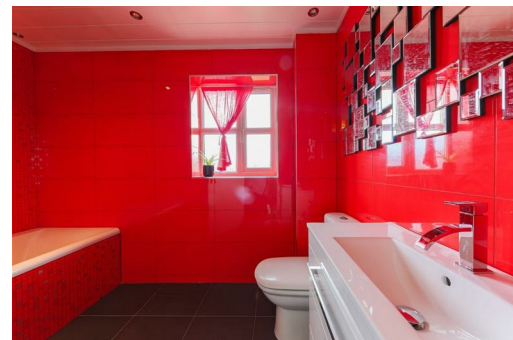
# Alexander Hudson Estates

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Sales Particulars

# Alexander Hudson Estates

Woodlea, Forest Hall, NE12



# The Property

Alexander Hudson Estates is delighted to present to the market this well presented three bedroom detached family home with a versatile ground floor bedroom, ideally located within the highly sought-after residential area of Woodlea, Forest Hall.

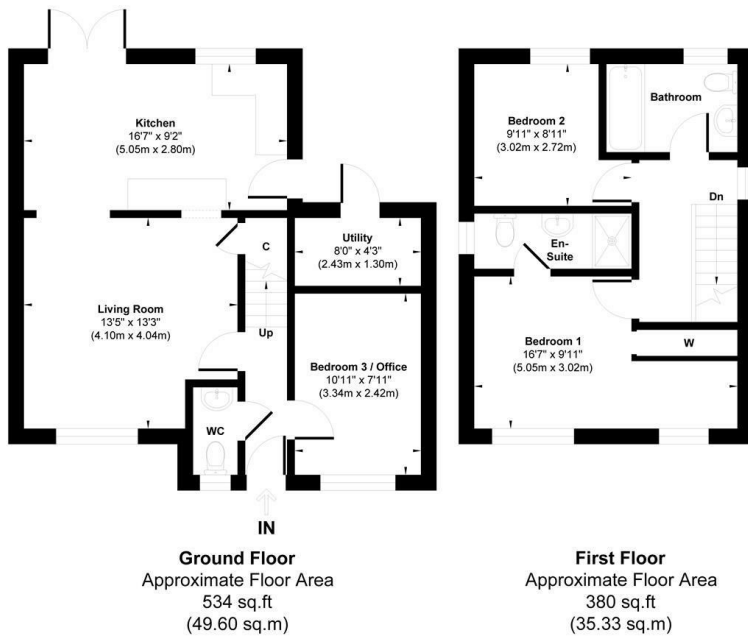
The accommodation briefly comprises an entrance hallway, spacious living room, modern kitchen with double doors opening to the rear garden, and a versatile reception room currently used as a bedroom. A convenient downstairs WC completes the ground floor.

To the first floor, there are two well proportioned bedrooms, including a principal bedroom with en-suite, along with a family bathroom.

Externally, the property benefits from a lawned front garden, driveway providing off-street parking, and a fully lawned rear garden, ideal for outdoor use.

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: C  
EPC Rating: 70



**Approx. Gross Internal Floor Area 914 sq. ft / 84.93 sq. m**

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