



# Alexander Hudson Estates

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Sales Particulars



# The Property

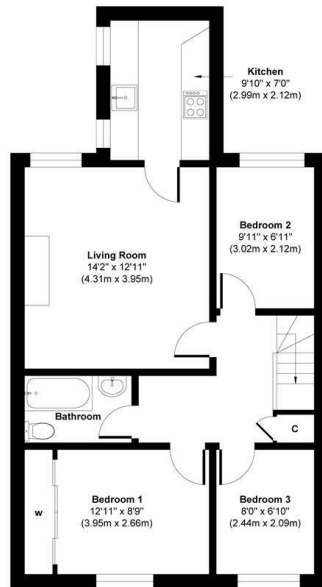
Alexander Hudson Estates are delighted to welcome to the market this well presented, three-bedroom first floor apartment, ideally located in the increasingly popular area of Forest Hall, NE12. Offered to the market with no onward chain, the property presents an excellent opportunity for first-time buyers, investors, or those looking to downsize.

The property enjoys a quiet position overlooking a pedestrian walkway, with a private, low-maintenance rear yard. Offering well-proportioned accommodation throughout, the apartment comprises a spacious and bright living room, a well-appointed kitchen, and three bedrooms, with the principal bedroom benefiting from fitted wardrobes, along with a modern family bathroom. Each room has been thoughtfully maintained, creating a comfortable and practical living environment.

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.

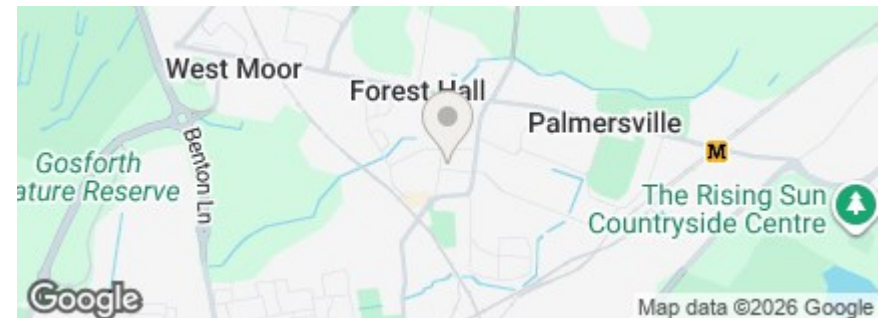
#ForestHall #NE12Homes #SuburbanLiving #LeafyNeighbourhood #FamilyFriendly #LocalShops #SandsOfTyne #GreenSpaces #CommuterFriendly #CommunityLife

Leasehold  
Council Tax: A  
EPC Rating: 73



Approximate Floor Area  
651 sq. ft  
(60.50 sq. m)

Approx. Gross Internal Floor Area 651 sq. ft / 60.50 sq. m  
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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)