



# Alexander Hudson Estates

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Sales Particulars

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Woodlea, Forest Hall, NE12

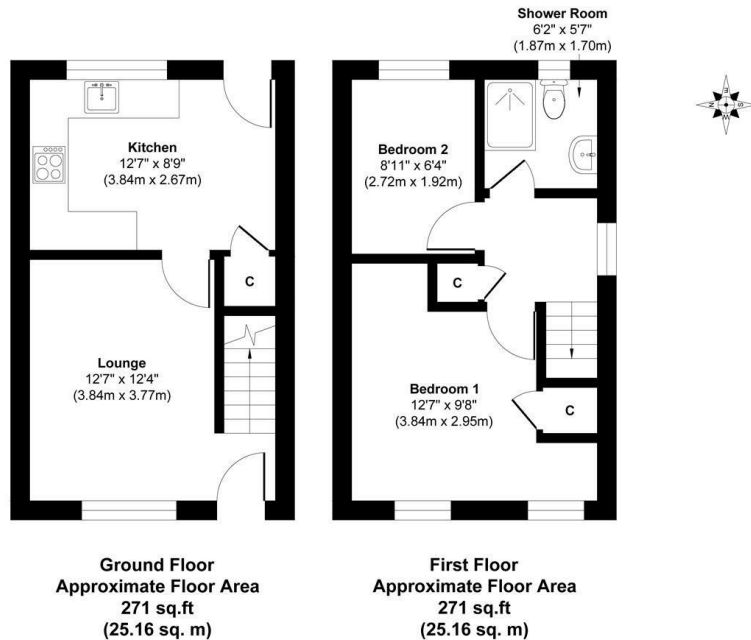


# The Property

Alexander Hudson Estates are pleased to bring to the market this immaculately presented two bedroom end terraced family home, enjoying a pleasant position within this popular residential development in Forest Hall NE12.

Accommodation comprises; Entrance Lobby. Lounge to the front with open staircase to the first floor. Modern fitted kitchen dining room including integrated appliances. From the first floor landing is access to a part boarded loft with retractable ladder. Principal Double bedroom, with built in storage cupboard providing hanging and storage space, single bedroom and a recently fitted shower room/wc. Externally the property has open plan garden to the front. A side access gate then leads to an enclosed hard landscaped garden to the rear including patio and shrub beds. Two allocated parking spaces.

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.



**Approx. Gross Internal Floor Area 542 sq. ft / 50.32 sq. m**

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Freehold  
 Council Tax: B  
 EPC Rating: 68





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