



12 Leybourne Avenue, Newcastle Upon Tyne
Newcastle Upon Tyne

Offers in Region of £175,000

12 Leybourne Avenue

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Alexander Hudson Estates are delighted to bring to the market this spacious two bedroom semi-detached family home, ideally located on Leybourne Avenue, Forest Hall, NE12.

The property is arranged over two floors and offers versatile living accommodation throughout. Upon entering, a hallway provides access to the main living areas and stairs to the first floor. To the front, a reception room provides a comfortable living space, while to the rear a generous family room offers additional living accommodation. The kitchen is positioned to the side of the property and leads through to a separate dining room, creating space for both everyday use and entertaining. A utility room with fitted storage units and an integral garage complete the ground floor.

Upstairs, the first floor comprises two bedrooms and a family bathroom fitted with a bath, wash basin, and WC. The main bedroom offers good floor space, while the second bedroom benefits from built in wardrobes and additional storage, making it ideal as a guest room, child's bedroom, or home office. Externally, the property benefits from a driveway and garage providing off-street parking, with a paved rear yard.

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.





Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Two reception rooms plus separate dining room, kitchen, utility, and garage.
- Driveway parking with a low maintenance paved rear yard.
- Spacious two bedroom semi detached home with versatile living accommodation.
- Sought-after residential area close-by to transport links, amenities and schooling.





Leybourne Avenue, Newcastle Upon Tyne, NE12

Approximate Area = 1019 sq ft / 94.6 sq m

Garage = 123 sq ft / 11.4 sq m

Outbuilding = 18 sq ft / 1.6 sq m

Total = 1160 sq ft / 107.6 sq m

For identification only - Not to scale



