



## Woodlea Forest Hall

We are delighted to present this detached house for sale in need of modernisation, nestled in a much sought-after location, offering an idyllic setting for families. The property is well-situated with excellent public transport links, a variety of local amenities, and renowned schools in close proximity. The property boasts three well-proportioned bedrooms, consisting of two doubles and a single with the master having an en-suite shower room with low level W.C. & pedestal wash hand basin, catering to all family needs. The kitchen briefly comprising; fitted wall and base units incorporating a single drainer sink unit with mixer tap, gas hob, extractor hood, built in electric oven, space for washing machine and fridge/freezer. catering to all your culinary needs. A spacious lounge through to dining room offers a welcoming space to relax and entertain, providing a versatile living area to suit your lifestyle. The property also benefits from a downstairs W.C. The main bathroom briefly comprises; low level W.C., panelled bath, and wash hand basin in vanity unit. There is also a single garage accessed by the driveway, providing secure parking for your vehicle or additional storage if needed. Outside, the property does not disappoint with a beautiful garden. This outdoor space offers ample room for recreational activities or alfresco dining during the warmer months. In conclusion, this is an exceptional opportunity to acquire a delightful family home in a desirable location.

**Asking Price: £220,000**

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ROOK  
MATTHEWS  
SAYER

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# Woodlea Forest Hall

**ENTRANCE DOOR to**

**HALLWAY staircase to first floor landing**

**DOWNSTAIRS W.C.**

**LOUNGE: 13'2 max x 13'3 max (4.01m x 4.04m)**

**DINING ROOM: 9'1 max x 7'6 max (2.77m x 2.29m)**

**KITCHEN: 9'0 max x 8'4 max (2.74m x 2.54m)**

**FIRST FLOOR LANDING**

**FAMILY BATHROOM: 5'5 max x 6'1 max (1.65m x 1.85m)**

**BEDROOM TWO: 8'9 into wardrobes x 8'7 max (2.67m x 2.62m)**

**BEDROOM ONE: 9'9 into wardrobes & recess x 11'1 into alcove (2.97m x 3.38m)**

**ENSUITE SHOWER ROOM**

**BEDROOM THREE: 7'3 max x 7'9 into alcove (2.21m x 2.36m)**

**GARAGE: 11'0 max x 8'6 max (3.35m x 2.59m)**



## PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: GAS CENTRAL

Broadband: NONE

Mobile Signal Coverage Blackspot: NO

Parking: SINGLE GARAGE & DRIVEWAY



## MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

**AGENTS NOTE**

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.

**RESTRICTIONS AND RIGHTS**

Listed? NO

Conservation Area? NO

Restrictions on property? NO

Easements, servitudes or wayleaves? NO

Public rights of way through the property? NO

**RISKS**

Flooding in last 5 years: NO

Risk of Flooding: ZONE 1

Known safety risks at property (asbestos etc...): NO

**ACCESSIBILITY**

This property has no accessibility adaptations:

E.g. Ramp access to front door

E.g. Accessible handrail to side door

E.g. Wet room to ground floor

E.g. Lift access to first floor

**TENURE**

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

**COUNCIL TAX BAND: C**

**EPC RATING: TBC**

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**Important Note:** Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

**Money Laundering Regulations** – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

**16 Branches across the North-East**

