



Connaught Gardens | Forest Hall | NE12 8AT

**£235,000**

We are delighted to present this end-of-terrace house for sale, located in an area with excellent public transport links and local amenities. The property is in a great location surrounded by green spaces and nearby parks, it also benefits from being close to nearby schools. Briefly comprising: entrance porch and hall way, a bright lounge with bay window, separate dining room. The heart of the home is undoubtedly the kitchen; it is well maintained and adds to the overall sense of light and space. Two of the bedrooms are spacious doubles, offering plenty of room for rest and relaxation.

The third room is a comfortable single, perfect for a child's room or home office. The family bathroom that has been thoughtfully designed with a free-standing claw foot, roll top bath, step in shower and heated towel rail. The house has been designed with modern living in mind and offers two reception rooms, both of them with wood floors. You will also find a separate W.C in the property, an incredibly useful addition for any family home.

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3



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**End Terraced**

**3 bedrooms**

**Pedestrianised Street**

**Garden front & rear**

**Two reception rooms**

**Tenure Freehold**

**EPC D**

**Council Tax B**

**For any more information regarding the property please contact us today**

#### PROPERTY DESCRIPTION:

**ENTRANCE PORCH:** Useful vestibule, door to:

**ENTRANCE HALLWAY:** original, turned staircase to the first floor, three quarter height panelling and delft rack, radiator, door to:

**LOUNGE:** 16'5 into bay x 13'6 into alcove, (5.00m x 4.12m), beautiful walk in bay window, original wood flooring dating back circa 1911 that has been sanded and varnished, and vertical radiator.

**DINING ROOM:** 13'8 x 10'9 into alcove, (4.17m x 3.28m), radiator, ceiling rose and coving to ceiling.

**KITCHEN:** 16'3 plus recess x 8'8, (4.95m x 2.64m), Fitted wall and base units, work surfaces one and a half bowl sink unit with mixer taps. Electric double oven electric hob space for fridge freezer, washing machine and tumble dryer. Combination boiler also located in kitchen.

#### UNDER STAIR STORAGE:

**HALF FLOOR LANDING AREA:** Doors off to family bathroom and separate W.C.

**FAMILY BATHROOM:** 8'8 into shower x 6'6, (2.64m x 1.98m) free standing claw foot, roll top bath, pedestal wash hand basin, step in shower cubicle and heated towel rail.

#### SEPARATE W.C

**FIRST FLOOR LANDING:** Access to partially boarded loft for storage

**BEDROOM ONE:** 14'9 x 10'1 into alcove, (4.50m x 3.07m),

**BEDROOM TWO:** 12'8 x 9'10, (3.86m x 2.99m),

**BEDROOM THREE:** 11'9 x 7'7, (2.48m x 2.26m),

#### EXTERNALLY:

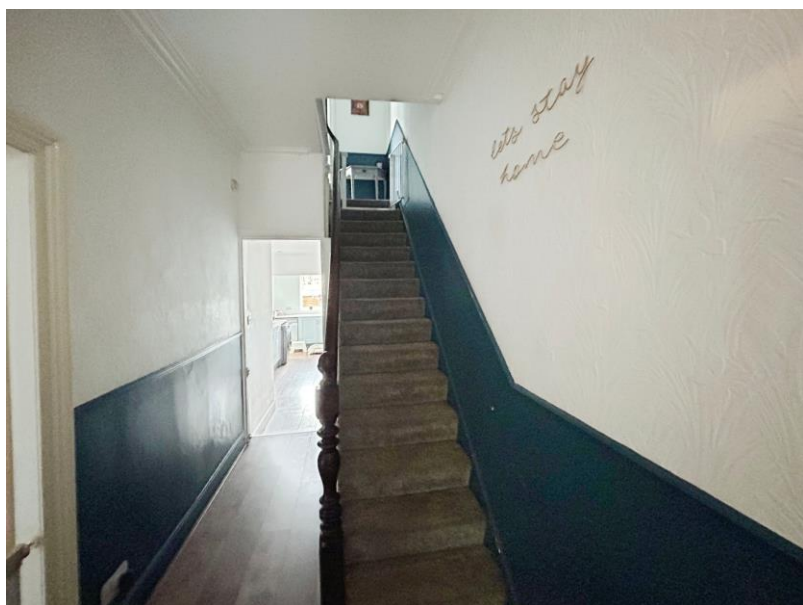
**Front garden;** paved, gravelled area with mature trees and shrubbery.

**Rear garden;** Mainly paved with planted borders.

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### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: Fibre to cabinet

Mobile Signal Coverage Blackspot: No

### 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.

### 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

### BUILDING WORKS

Any known planning permissions or proposals in the immediate locality: new development being constructed at bottom of street with Karbon Homes.

Outstanding building works at the property: 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: B**

**EPC RATING: D**

**FH00008476 NF.FG. 22/07/2025 V2**



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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 83 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 60 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

**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



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