



Garden Croft | Forest Hall | NE12 9LT

Asking Price: £180,000

We are delighted to present this two-bedroom semi-detached house, in a sought-after location with easy access to local amenities. Ideal for first-time buyers and families alike, this property combines comfortable living spaces with a convenient setting.

Upon entering, you are welcomed into a spacious reception room, perfect for entertaining guests or relaxing with the family. The well-appointed kitchen caters to all your culinary needs, providing ample space for meal preparation and storage. Both bedrooms are generous doubles, offering flexible accommodation for family members, guests, or a home office, as required.

Located within Council Tax Band B, this property also presents excellent value for the area. With local schools, shops, parks, and transport links on your doorstep, day-to-day living is made simple and enjoyable. The sought-after location enhances the appeal, offering a welcoming community atmosphere.

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MATTHEWS
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Semi-detached

Sought after location

Two bedrooms

EPC: TBC

Front & Rear gardens

Council tax band: B

Driveway

Tenure: Freehold

For any more information regarding the property please contact us today

PROPERTY DESCRIPTION:

ENTRANCE DOOR to

ENTRANCE HALLWAY: staircase to the first floor

LOUNGE: (front) 14'2 into bay x 13'2 into alcoves (4.32m x 4.01m)
Built in feature fireplace, solid wood flooring, radiator, double glazed windows to front.

KITCHEN: (rear): 16'7 max x 7'0 max (5.05m x 2.13m)
Fitted wall and base units with work surfaces incorporating; single drainer sink unit with mixer tap, space for free standing cooker, space for washing machine, space for dishwasher, space for fridge freezer, cupboard housing combination boiler, spot lights to ceiling, double glazed window to rear, UPVC door to rear garden.

FIRST FLOOR LANDING AREA: double glazed window to side, loft access with pull down ladders, loft is fully boarded for storage purposes, door to:

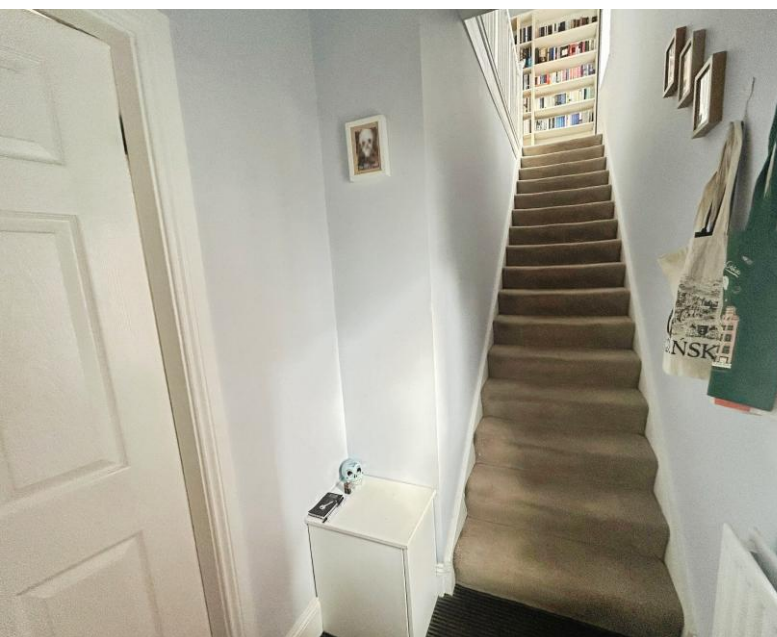
FAMILY BATHROOM: 7'8 into recess x 6'0 (2.33m x 1.83m)
Briefly comprising; Low level W.C., panelled bath with over head shower unit, wash hand basin in vanity unit, heated towel rail, double glazed frosted window to front.

BEDROOM ONE: (front): 10'8 x 8'0 plus into robes (3.25m x 2.44m)
Fitted sliding triple door wardrobes, radiator, double glazed window to front.

BEDROOM TWO: (rear): 10'3 x 8'5 (3.12m x 2.57m)
Radiator, double glazed window to rear.

EXTERNALLY:

Front- Gravelled area, driveway, fenced and walled boundaries.
Rear- Mainly lawned area, decked area, shrubbery borders, shed.



PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: GAS CENTRAL

Broadband: Fibre to premises

Mobile Signal Coverage Blackspot: NO

Parking: 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

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: NO

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: TBC

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This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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

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.



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