



Weardale Avenue | Forest Hall | NE12 7JA

Asking Price: £280,000

Presenting this charming three-bedroom semi-detached house, ideally situated in a sought-after location renowned for its excellent public transport links, reputable nearby schools, convenient local amenities, and beautiful nearby parks. Perfectly suited for families, this inviting home provides a comfortable and versatile living environment. The spacious open-plan kitchen, thoughtfully designed to be the heart of the home, features a dedicated breakfast area, making it perfect for casual family dining and entertaining guests.

The property accommodates three bedrooms, including two generous double bedrooms offering ample space and comfort, and a single bedroom, which could be suitable for a child's room, guest accommodation, or a home office.

The modern family bathroom is a true highlight, boasting elegant features such as a free-standing bath, a step-in shower cubicle, a heated towel rail, and integrated Bluetooth speakers for a luxurious bathing experience.

The driveway leads to a garage with EV charging point.

Further practical benefits include an EPC rating of D and a council tax band C, offering manageable ongoing costs. The house is perfectly placed for families wishing to enjoy a vibrant neighbourhood, with easy access to local parks for outdoor activities and an array of amenities nearby. This property represents an exciting opportunity to secure a wonderful family home in a highly desirable area. Arrange a viewing today to fully appreciate everything this special property has to offer.

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Semi-detached

EV Charging point

Three bedrooms

EPC: D

Front & Rear gardens

Council tax band: C

Garage & Driveway

Tenure: Freehold

For any more information regarding the property please contact us today

PROPERTY DESCRIPTION:

ENTRANCE DOOR to

HALLWAY: staircase to the first floor

LOUNGE: (front): 12'7 into alcove x 15'3 at max point (3.84m x 4.65m)
Feature fireplace with gas fire and surround, radiator, UPVC double glazed window to front.

KITCHEN/DINING: (rear): 19'6 max x 10'10 max (5.94m x 3.30m)
Fitted wall and base units with wooden work surfaces incorporating; one and a half bowl sink unit with mixer tap, breakfast bar, freestanding Cookmaster range cooker, extractor hood, integrated under bench freezer, free standing fridge, under plinth heating, UPVC double glazed window to rear, UPVC double glazed French doors to rear garden, door to

UTILITY ROOM: 8'0 x 6'3 (2.44m x 1.91m)
Work surfaces, space for washing machine, space for tumble dryer, combination boiler, door to garage, UPVC double glazed frosted window to rear, UPVC double glazed frosted window door to rear garden.

GARAGE: 10'8 x 8'0 (3.25m x 2.44m)

FIRST FLOOR LANDING AREA:

FAMILY BATHROOM: (rear): 8'1 x 8'1 (2.46m x 2.46m)
Briefly comprising; low level W.C., free standing roll top claw foot bath tub with mixer tap and shower head, step in shower cubicle, radiator with heated towel rail, Bluetooth speakers to ceiling, spotlights to ceiling, UPVC double glazed frosted windows to rear.

BEDROOM TWO: (rear): 10'9 x 11'6 (3.28m x 3.51m)
Radiator, UPVC double glazed window to rear.

BEDROOM ONE: (rear): 12'6 x 11'3 into alcove (3.81m x 3.43m)
Radiator, UPVC double glazed window to front.

BEDROOM THREE: (front): 8'2 x 7'5, (2.48m x 2.26m), triple glazed window with stunning views, radiator, fitted storage to one wall

EXTERNALLY:

Front- Mainly laid to lawn, driveway to garage, EV charging point, walled and fenced boundaries.

Rear- Mainly laid to lawn, patio area, flower beds, fenced and walled boundaries.

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PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: GAS CENTRAL

Broadband: CABLE

Mobile Signal Coverage Blackspot: NO

Parking: 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.

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 2

Any flood defences at the property: NO

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: C

EPC RATING: D

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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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	67 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



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.