



Meadway | Forest Hall | NE12 9RE

**£200,000**

Presenting a superb bungalow nestled in a cul-de-sac on the sought after Meadway, offering a perfect blend of comfort and convenience. Positioned within close proximity to Forest Hall with its wealth of amenities and excellent road and transport links.

The well laid out accommodation begins with an inviting entrance hallway leading to the spacious front facing lounge ideal for relaxing or entertaining guests. The breakfasting kitchen has views over the rear garden and is designed for both functionality and social gatherings. The bungalow boasts an additional versatile reception room ideal for formal dining or home office. The two well-proportioned bedrooms both benefit from fitted wardrobes providing excellent storage solutions and the family bathroom completes the accommodation. The loft access with a pull-down ladder adds further practicality to this lovely home. With generous gardens to front and rear the ample outdoor space is perfect for gardening enthusiasts, while parking is a breeze with the long driveway along with an attached garage. Offered with no upper chain, and the benefit of a new combination boiler installed in 2023 which has a 10-year warranty. An early inspection is advised to secure.

**RMS** | Rook  
Matthews  
Sayer



2



2



1

**Superb Semi-Detached Bungalow**

**Cul-De-Sac Position**

**Lovely Gardens To Front & Rear**

**No Onward Chain**

**Garage & Off Street Parking**

**Freehold**

**Council Tax: B**

**EPC: TBC**

**ENTRANCE HALLWAY:** Step through the part-glazed door into the hallway, which features a built-in cupboard, a radiator and access to the insulated roof space via a drop-down ladder.

**LOUNGE:** (front): 11'4 x 14'3, (3.45m x 4.34m). The lounge features a double-glazed window to the front, allowing natural light to flood the space, coving to the ceiling, and a double radiator.

**KITCHEN:** (rear): 10'5 x 10'9, (3.17m x 3.27m). The kitchen is fitted with a range of wall and base units, a single drainer sink, a built-in electric oven and gas hob, and an extractor fan. The walls are part-tiled and there are doors leading to the rear porch and the reception room.

**RECEPTION ROOM/BEDROOM THREE:** (rear): 7'7 x 9'6, (2.31m x 2.89m). This versatile space features a double-glazed window to the rear and a double radiator.

**REAR PORCH/UTILITY:** The rear porch is conveniently plumbed for a washing machine, and features double glazed windows to the side and rear, as well as a double-glazed door leading to the garden.

**BEDROOM ONE:** (front): 11'4 x 8'6, (3.45m x 2.59m), plus wardrobes. The principal bedroom offers fitted bedroom furniture and wardrobes, along with a double-glazed window to the front and a double radiator.

**BEDROOM TWO:** (rear): 10'9 x 6'6, (3.27m x 1.98m), plus wardrobes. The second bedroom features a double-glazed window to the rear and benefits from fitted bedroom furniture and wardrobes and a radiator.

**FAMILY BATHROOM:** The bathroom offers a panelled bath, an electric shower with a glass screen, a pedestal wash hand basin, and a low-level WC. The walls are tiles, and there is a double-glazed frosted window to the rear, along with a radiator.

**EXTERNALLY:** Wrought iron gates lead into the front garden, which features a paved driveway to the garage, as well as gravelled and lawned areas. The rear garden is laid mainly to lawn with flower, tree and shrub borders, and fenced boundaries. There is also a garden shed and access to the front garden.

**T: 0191 266 7788**

[Foresthall@rmsestateagents.co.uk](mailto:Foresthall@rmsestateagents.co.uk)

**RMS** | Rook  
Matthews  
Sayer



## PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband: None

Mobile Signal Coverage Blackspot: No

Parking: Garage and 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

Probate property.

## 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

Any flood defences at the property: NO

Coastal Erosion Risk: 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 accessibility adaptations:

- Level access

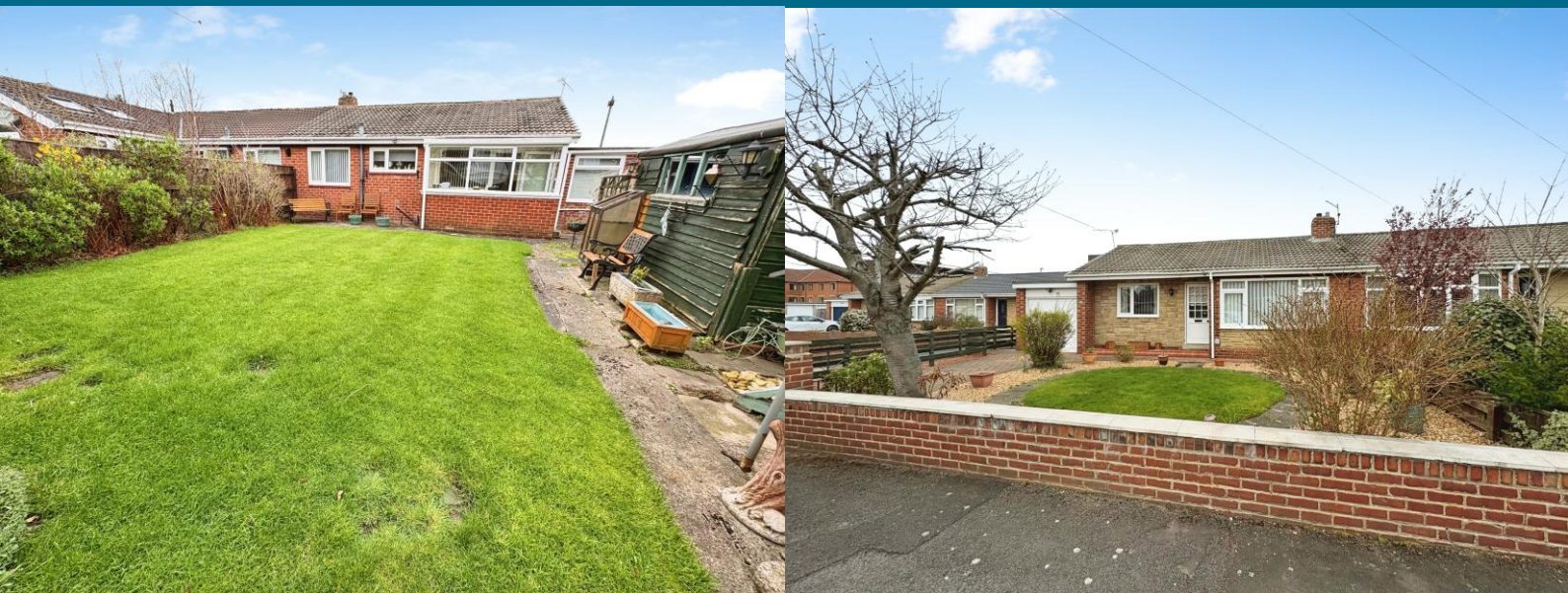
## TENURE

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

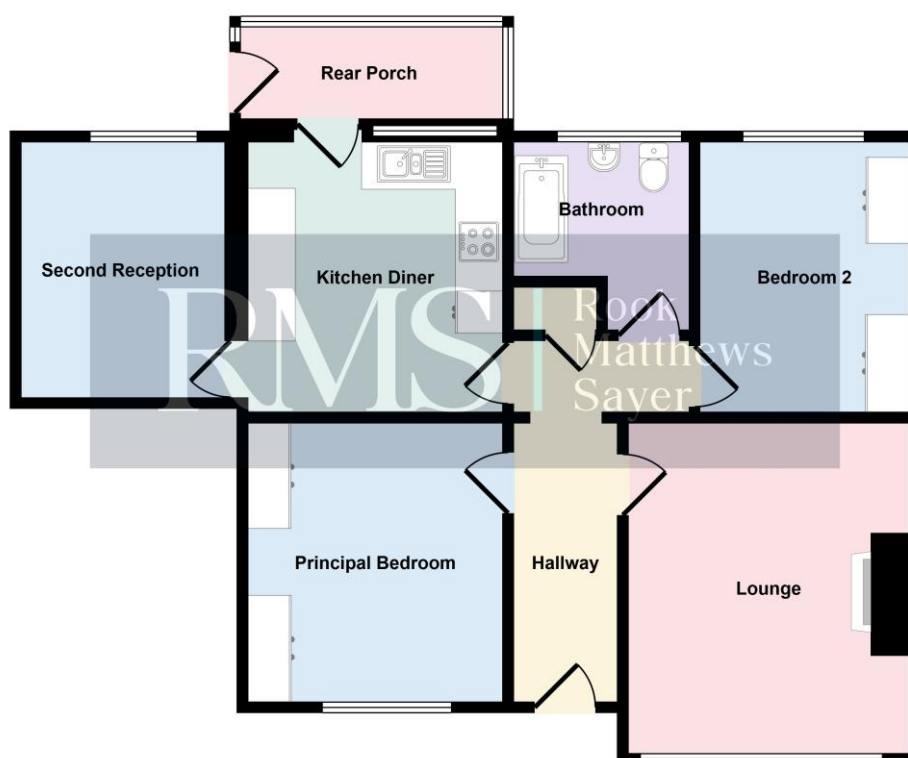
FH00009240 GO MR 31/03/2026 V.3



T: 0191 266 7788

Foresthall@rmsestateagents.co.uk

**RMS** | Rook  
Matthews  
Sayer



Floorplan

EPC RATING TBC

**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.



T: 0191 266 7788

Foresthall@rmsestateagents.co.uk

**RMS** | Rook  
Matthews  
Sayer