



Crescent Way | Forest Hall | NE12 9AQ

£170,000

We are delighted to present this superb, spacious semi-detached home offering a fantastic opportunity for first time buyers and small families alike. Benefitting from excellent public transport links, proximity to a variety of schools and a plethora of local amenities. This makes an ideal place for those looking for a convenient lifestyle within easy access to essential services.

Step inside to a generous porch leading to hallway and the spacious lounge with feature fireplace, window to front and French doors to the rear garden flooding the room with natural light. The breakfasting kitchen is both stylish and practical with a good range of wall and base units and dual aspect windows which create an abundance of natural light making it ideal for entertaining family and friends. This leads to the sun lounge extension perfect for relaxing and gives access to the gardens. Upstairs you will find two double bedrooms and the family bathroom.

Occupying a corner position with a well-kept double fronted garden, driveway providing off street parking and garden to rear. Early internal inspection is advised to avoid disappointment.

RMS | Rook
Matthews
Sayer



2



2



1

Semi Detached Home

Sought After Location

Conservatory Extension

Refurbished Bathroom

Large Rear Garden

Freehold

Council Tax: B

EPC: D

ENTRANCE HALLWAY: Step through the double-glazed door into a welcoming hallway, complete with a radiator and staircase leading to the first floor.

LOUNGE: (front): 13'2" x 11'5", (4.01m x 3.47m), with measurements into alcove. A charming front-facing lounge featuring a double-glazed window, decorative wood surround fireplace with marble inset, hearth, and living flame gas fire, double radiator, and characterful alcoves.

KITCHEN DINER: (rear): 16'4" x 10'2", (4.97m x 3.98m). A spacious and well-appointed kitchen diner fitted with a range of wall and base units, ample work surfaces, and a 1½ bowl sink unit. Includes a built-in electric double oven, gas hob with extractor fan, and plumbing for both a washing machine and dishwasher, plus space for a fridge freezer. Part-tiled walls, double-glazed window to the rear, and doors to the side and rear provide plenty of natural light. Additional features include a double radiator, under-stair cupboard, and a wall-mounted combination boiler installed in 2024.

CONSERVATORY: 10'8" x 10'4", (3.25m x 3.14m). A bright and versatile additional living space with double-glazed windows to the side and rear.

FIRST FLOOR LANDING AREA: The landing area features a double-glazed window to the side, with access to the loft space.

BEDROOM ONE: (front): 13'2" x 11'4" (4.01m x 3.45m). The principal bedroom benefits from a double-glazed window to the front and a double radiator.

BEDROOM TWO: (rear): 8'9" x 9'9" (2.66m x 2.74m). The well-proportioned second bedroom benefiting from built-in cupboard with shelving and a radiator.

FAMILY BATHROOM: Fitted a twin-headed step-in waterfall shower, wash hand basin set within a vanity unit, low-level WC, and a heated towel rail. The room is complemented by tiled walls, a UPVC ceiling with spotlights, and a double-glazed frosted window to the rear.

EXTERNALLY: The rear garden offers a combination of lawn and patio areas, ideal for outdoor relaxation and entertaining. Additional features include two garden sheds, an external water supply and access to the rear.

T: 0191 266 7788

Foresthall@rmsestateagents.co.uk

RMS | Rook
Matthews
Sayer



T: 0191 266 7788
Foresthall@rmsestateagents.co.uk

RMS | Rook
Matthews
Sayer

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband: Cable

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

Any flood defences at the property: NO

Coastal Erosion Risk: LOW

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.

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

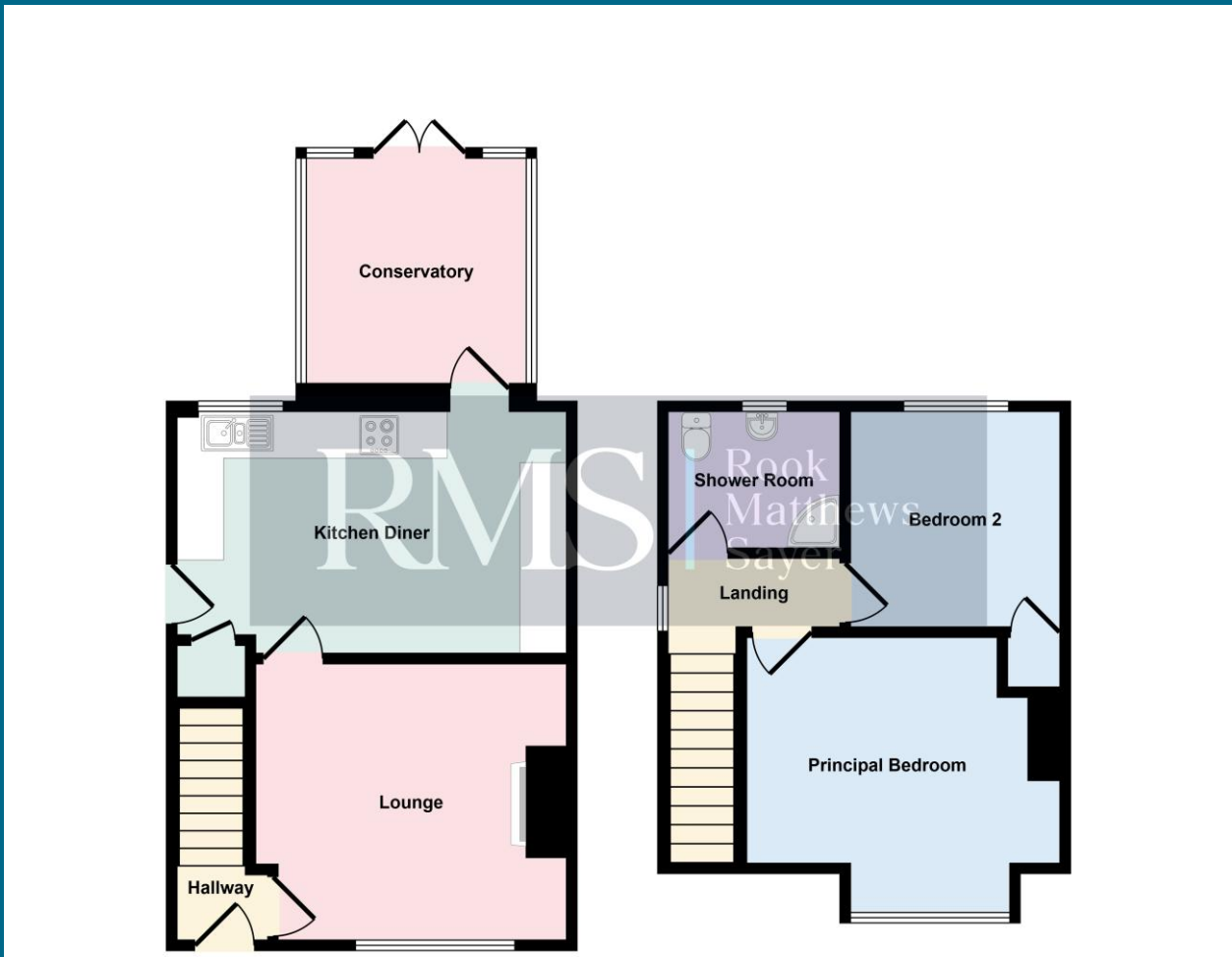
FH00009314 GO MR 31/03/2026 V2



T: 0191 266 7788

Foresthall@rmsestateagents.co.uk

RMS | Rook
Matthews
Sayer



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	68 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 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