



Elm Grove | Forest Hall | NE12 7AN

£395,000

Presenting a rare opportunity to purchase this superb double fronted detached bungalow with three bedrooms, garage and well-kept gardens. Situated on a no through road on the highly desirable Elm Grove and offered with No Onward Chain. Upon entering you are welcomed in to a central hallway that provides access to the main accommodation. To the front of the property is bright and spacious living room with walk in bay window filling the room with natural light and creating an inviting atmosphere. The dining room is to the rear giving access to the conservatory overlooking the delightful rear garden. A well-appointed kitchen with a good range of wall and base units leads to the useful utility room with space for additional appliances.

The bungalow offers three well-proportioned bedrooms, the principle with fitted wardrobes and a stylish en suite while the additional rooms provide flexibility for family, guests, or a home office and are served by the refurbished contemporary bathroom.

Externally the property benefits from a garden to the front with a flagstone driveway providing ample off street parking leading to the garage. To the rear the private garden is well maintained and ideal for outdoor dining, gardening or simply relaxing. Laid mainly to lawn with patio area, fruit trees and mature borders.

This exceptional bungalow combines a practical layout in a sought-after location, served by a frequent bus service, nearby metro stations at both Benton and Palmersville, and a variety of schools, shops and amenities. We feel demand will be high so an early internal inspection is recommended to secure.

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Double Fronted Detached Bungalow

Highly Sought After Location

Refurbished En Suite & Bathroom

Garage & Well-Kept Gardens

No Upper Chain

Freehold

Council Tax: E

EPC: TBC

ENTRANCE PORCH: Step through the double-glazed entrance door into the entrance vestibule, which features a radiator and a partially glazed door leading into the hallway.

ENTRANCE HALLWAY: A welcoming hallway offering a radiator, decorative coving to the ceiling, and access to the partially boarded loft space via a loft ladder.

LOUNGE: 20'5 x 10'9, (6.22m x 3.27m) Measurements include the bay window. This spacious lounge features a brick fireplace with a living-flame gas fire, decorative coving to the ceiling, a double radiator and a single radiator. A double-glazed box bay window allows an abundance of natural light to fill the room.

DINING ROOM: 9'6 x 10'9, (2.89m x 3.27m). A versatile family dining space featuring coving to the ceiling, a double radiator, and double-glazed French doors opening into the conservatory.

CONSERVATORY: 11'8 x 10'8, (3.55m x 3.25m). Enjoying an abundance of natural light through double-glazed windows to the side and rear, along with double-glazed French doors leading out to the rear garden.

KITCHEN: 13'4 x 6'10, (4.06m x 2.08m). Fitted with a range of wall and base units complemented by work surfaces and a 1½ bowl sink unit. The kitchen benefits from both gas and electric cooker points, a radiator, partially tiled walls, and tiled flooring. A hallway provides access to the utility room.

UTILITY: Featuring a double-glazed window to the side, a double drainer sink unit, and a double-glazed door leading to the rear garden. There is also space for a fridge freezer and washing machine.

BEDROOM ONE: 9'6 x 18'0, (2.89m x 5.48m). A generous principal bedroom featuring a double-glazed bay window to the front.

EN SUITE SHOWER ROOM: Comprising a step-in mains-fed shower cubicle, a wash hand basin set within a vanity unit, a low-level WC, and a radiator. The walls are partially tiled, with tiled flooring.

BEDROOM TWO: 10'7 x 9'6, (3.22m x 2.89m). Featuring a double-glazed window to the rear, a radiator, and decorative coving to the ceiling.

BEDROOM THREE: 7'7 x 12'8, (2.31m x 3.86m). Featuring a double-glazed window to the front, a radiator, and decorative coving to the ceiling.

FAMILY BATHROOM: A stylish bathroom comprising a step-in double-headed mains-fed shower cubicle, a wash hand basin set within a vanity unit, a low-level WC, a heated towel rail, and an illuminated touch-light mirror. The walls are partially tiled, with tiled flooring and a frosted double-glazed window to the rear.

EXTERNALLY: The rear garden is predominantly laid to lawn and features a paved walkway, patio area, and well-stocked flower, tree, and shrub borders. Additional benefits include fencing, a garden shed, external water supply, and gated access to the front of the property.

GARAGE: An attached garage fitted with an up-and-over door and benefiting from both light and power.

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PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband: ASDL Copper Wire

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 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 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: E

EPC RATING: TBC

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FLOORPLAN TBC

EPC RATING TBC

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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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