



Weardale Avenue | Forest Hall | NE12 7HY

£275,000

Lovingly lived in by the same family for over 60 years and set on this highly sought after avenue, we welcome for sale this beautifully maintained semi-detached, offering space, character and an impressive sized rear garden just perfect for growing families and outdoor entertaining. Step inside the particularly large entrance porch which leads to a welcoming hallway providing access to the first floor and flows through to the main reception room. The lounge through dining room is filled with natural light from the large front bay window, this leads to a lovely conservatory extension ideal for relaxing with garden views. The breakfasting kitchen is both stylish and functional while a useful utility room with additional storage can be found to the rear of the garage with access to a ground floor w.c.

The first floor is equally impressive with three good sized bedrooms all complete with fitted wardrobes and furniture creating storage solutions. The family bathroom is of great proportions with a bath and separate shower cubicle catering to both preferences, To the front there is a garden with lawn and a double width block paved driveway leading to the garage.

Enjoying close proximity to highly regarded schools, local shops and excellent transport links to both Newcastle City Centre and the coast and offered with "No Onward Chain" this is an excellent opportunity for families and professionals alike, early inspection a must to secure.

RMS | Rook
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Substantial Semi Detached

Spacious Lounge Dining Room

Conservatory Extension

Generous Gardens

Garage

Chain Free

EPC: D

Council Tax: C

ENTRANCE PORCH: Enter via a composite entrance door into the welcoming porch, featuring double-glazed windows to the front and side. A part-glazed stained-glass door provides access to the entrance hallway.

ENTRANCE HALLWAY: A bright and inviting hallway with a spindle staircase leading to the first floor, useful understairs storage cupboard, double radiator, and access to the lounge diner.

LOUNGE DINER: 26'2 x 12'7, (7.97m x 3.83m) into bay window and alcoves. This spacious open-plan reception room features a double-glazed bay window to the front and a wood-effect fireplace with marble inset and hearth, incorporating a living flame gas fire. Further benefits include coving to the ceiling, dado rail, two wall lights, a single radiator, a double radiator, and double-glazed patio doors opening into the conservatory.

CONSERVATORY: 9'9 x 13'2, (2.97m x 4.01m). A generously proportioned conservatory enjoying views over the rear garden, with double-glazed windows, a double-glazed door providing garden access, tiled flooring, two wall lights, and two double radiators.

BREAKFAST KITCHEN: 15'5 x 8'4, (4.69m x 2.54m). Fitted with a range of wall and base units complemented by work surfaces and a one-and-a-half bowl ceramic sink unit. Integrated appliances include a double gas oven, hob, grill, and fridge. The kitchen benefits from tiled walls and flooring, a radiator, double radiator, a double-glazed rear window, and access to the garage, utility room, and downstairs WC.

DOWNSTAIRS CLOAKS/W.C.: Fitted with a wash hand basin and low-level WC, with tiled walls and flooring.

UTILITY: Equipped with work surfaces, shelving, and a single drainer sink unit. There is plumbing for a washing machine, space for a fridge freezer, and a double-glazed door and window to the rear.

FIRST FLOOR LANDING AREA: With a double-glazed side window and access, via a loft ladder, to the part-boarded loft space.

BEDROOM ONE: 9'7 x 12'1, (2.92m x 3.68m) plus wardrobes. A well-appointed principal bedroom featuring a range of fitted wardrobes and bedroom furniture, including over-bed storage and bedside units. Further benefits include wall lights, a radiator, and a double-glazed window to the front.

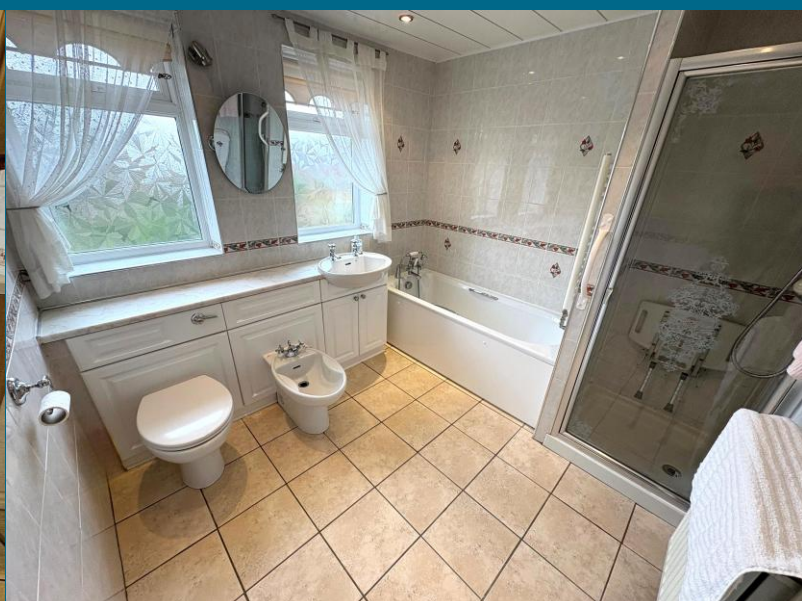
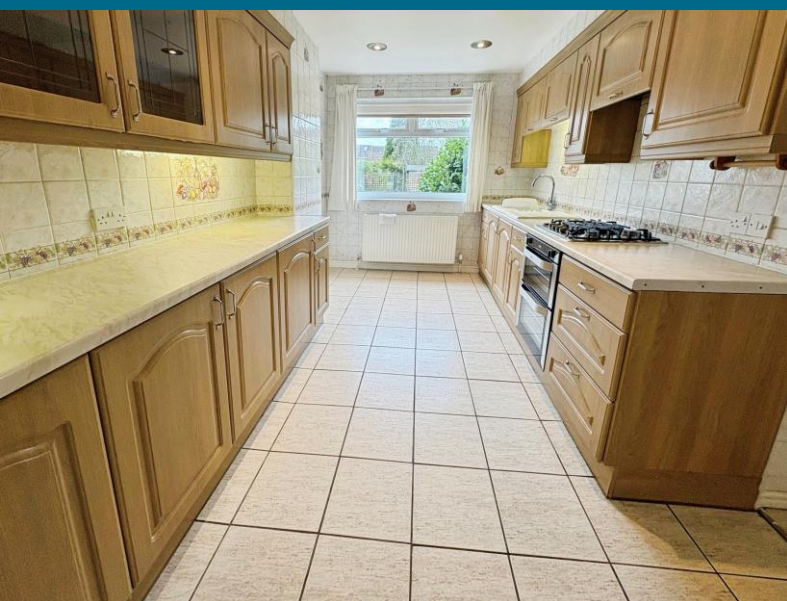
BEDROOM TWO: 8'5 x 11'6, (2.56m x 3.50m) into wardrobes. Featuring a double-glazed window overlooking the rear garden, a radiator, and fitted wardrobes with matching bedside units.

BEDROOM THREE: 7'9 x 8'8, (2.36m x 2.64m). Offering a double-glazed front window, radiator, and fitted bedroom furniture including wardrobes.

FAMILY BATHROOM: Well-equipped with a panelled bath incorporating a mixer tap, step-in mains-fed shower cubicle, wash hand basin set within a vanity unit, low-level WC, and double radiator. The room also benefits from tiled walls, partially tiled flooring, UPVC panelled ceiling with inset spotlights, and two double-glazed frosted rear windows.

EXTERNALLY: To the front, a block-paved double-width driveway provides ample off-street parking and leads to the garage. The frontage is further enhanced by a lawned garden with attractive planted borders. The substantial rear garden is predominantly laid to lawn with paved pathways, a garden shed, two external water supplies, and gated access to a vegetable plot. Flower, shrub, and tree borders create an attractive setting, all enclosed by fenced boundaries.

GARAGE: Featuring an up-and-over door, light and power supply, and housing the wall-mounted combination boiler.



PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains
Broadband: ADSL 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 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: C

EPC RATING: D

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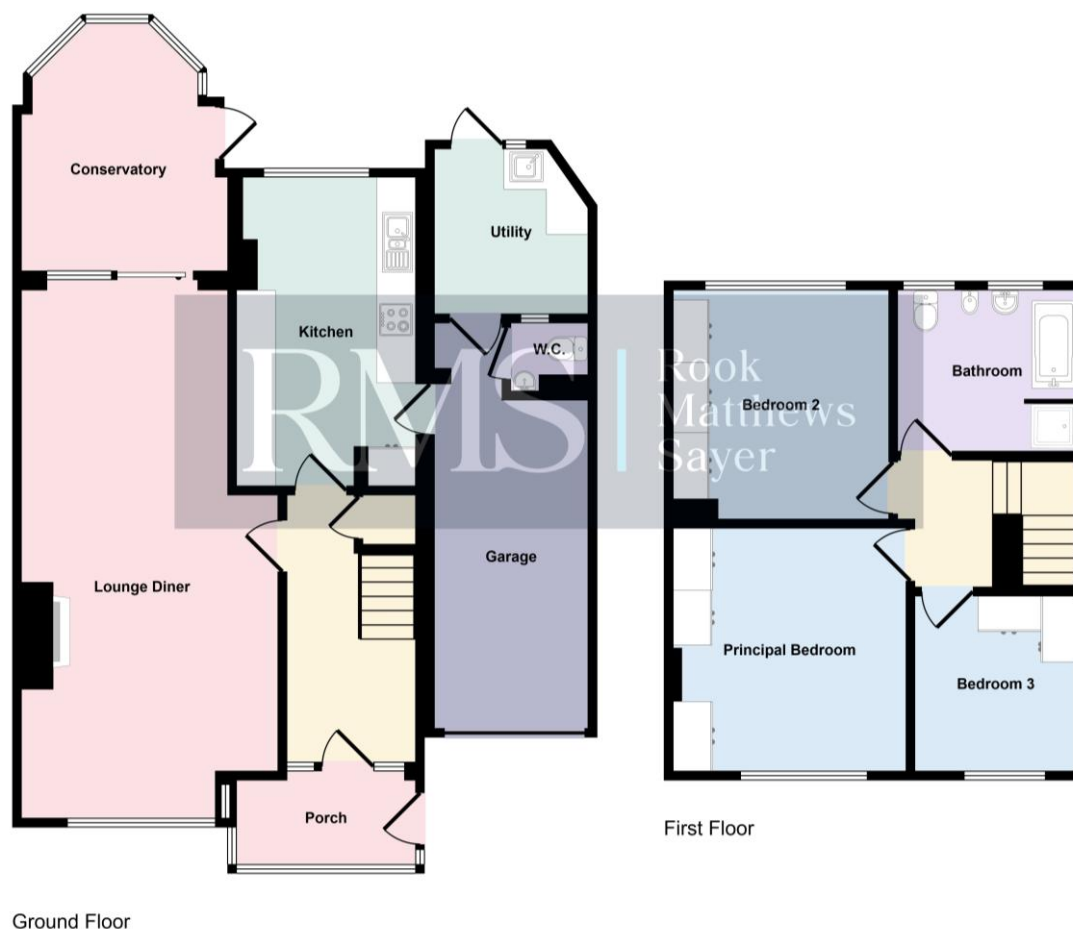
Please note that a non-refundable AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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Sayer



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	65 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.

