



Woodlands Grange | Forest Hall | NE12 9DG

£245,000

This well-presented three-bedroom semi-detached house is for sale in the popular residential area of Forest Hall, Newcastle upon Tyne. The property offers an open plan living arrangement, providing a combined space for lounge and dining, complemented by a sunroom which adds further flexibility for everyday use. Forest Hall benefits from a well-regarded local high street, offering everyday amenities including shops, cafés and takeaways. Nearby green spaces, such as local parks and playing fields, provide opportunities for outdoor recreation and family activities.

Public transport links are a strong feature of the area. The nearest Metro stations, including Benton and Palmersville, offer regular services into Newcastle city centre, typically in around 15-20 minutes, as well as connections towards the coast. Local bus routes through Forest Hall provide further links to surrounding districts and major employment centres.

The area offers access to a selection of primary and secondary schools in the wider Forest Hall and Benton catchments, making it a convenient location for households with educational requirements. Road connections are also good, with straightforward access to key routes towards Newcastle, the A19 and wider Tyneside.

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Three-bedroom semi-detached house

Open plan living

Additional versatile sun room

Easy to maintain rear garden

Driveway & Garage

Tenure: Freehold

EPC: D

Council tax band: C

ENTRANCE PORCH: Accessed via a double-glazed entrance door, the porch features double-glazed windows to the side and rear, along with an internal double-glazed window overlooking the lounge.

LOUNGE: 10'0 x 15'0, (3.04m x 4.57m). A well-presented reception room featuring a double-glazed window to the front, a double radiator, and a large opening providing an open-plan flow into the kitchen diner.

KITCHEN DINER: 13'4 x 6'10, (4.06m x 2.08m). Fitted with a range of wall and base units incorporating a double electric oven, induction hob with extractor hood over, integrated dishwasher, washing machine, and fridge freezer. There is a double-glazed window to the rear, double-glazed patio doors leading to the sunroom, and a wall-mounted combination boiler.

STAIR HALL: Featuring a staircase providing access to the first-floor accommodation.

SUN ROOM: 12'0 x 8'8, (3.65m x 2.64m). A bright additional reception space featuring a double-glazed window and double-glazed door to the rear garden, complemented by spotlights to the ceiling.

FIRST FLOOR LANDING AREA: Featuring a built-in storage cupboard and providing access to the first-floor accommodation.

BEDROOM ONE: 12'1 x 9'7, (3.68m x 2.92m). The principal bedroom features a double-glazed window to the front, a radiator, and a feature part-panelled wall.

BEDROOM TWO: 9'7 x 10'1, (2.92m x 3.07m). Featuring a double-glazed window to the rear, a built-in cupboard, a radiator, and access to the part-boarded loft space via a loft ladder.

BEDROOM THREE: 9'7 x 9'0, (2.92m x 2.74m). Featuring a double-glazed window to the front elevation, a radiator, and feature part-panelled walls.

FAMILY BATHROOM: Comprising a panelled bath with mains-fed twin-head shower over, a floating wash hand basin with double drawer storage beneath, a low-level WC, and a heated towel rail. The room further benefits from part-panelled walls and a double-glazed window to the rear.

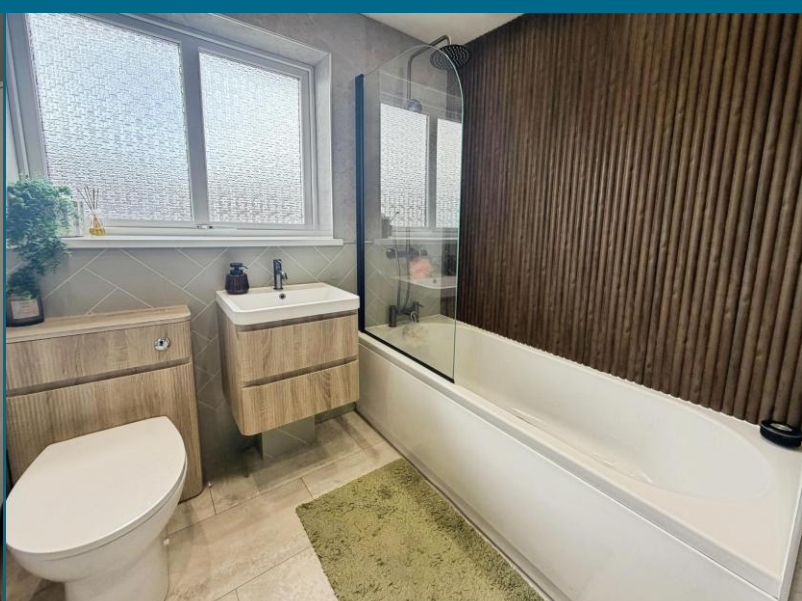
EXTERNALLY: The enclosed rear garden has been designed for ease of maintenance and features artificial lawn, composite decking, and a gravelled seating area. There is gated access to the front of the property and an external water supply.

GARAGE: Featuring an up-and-over door and benefiting from light, power, and an electric vehicle charging point.

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PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband: Fibre To Premises

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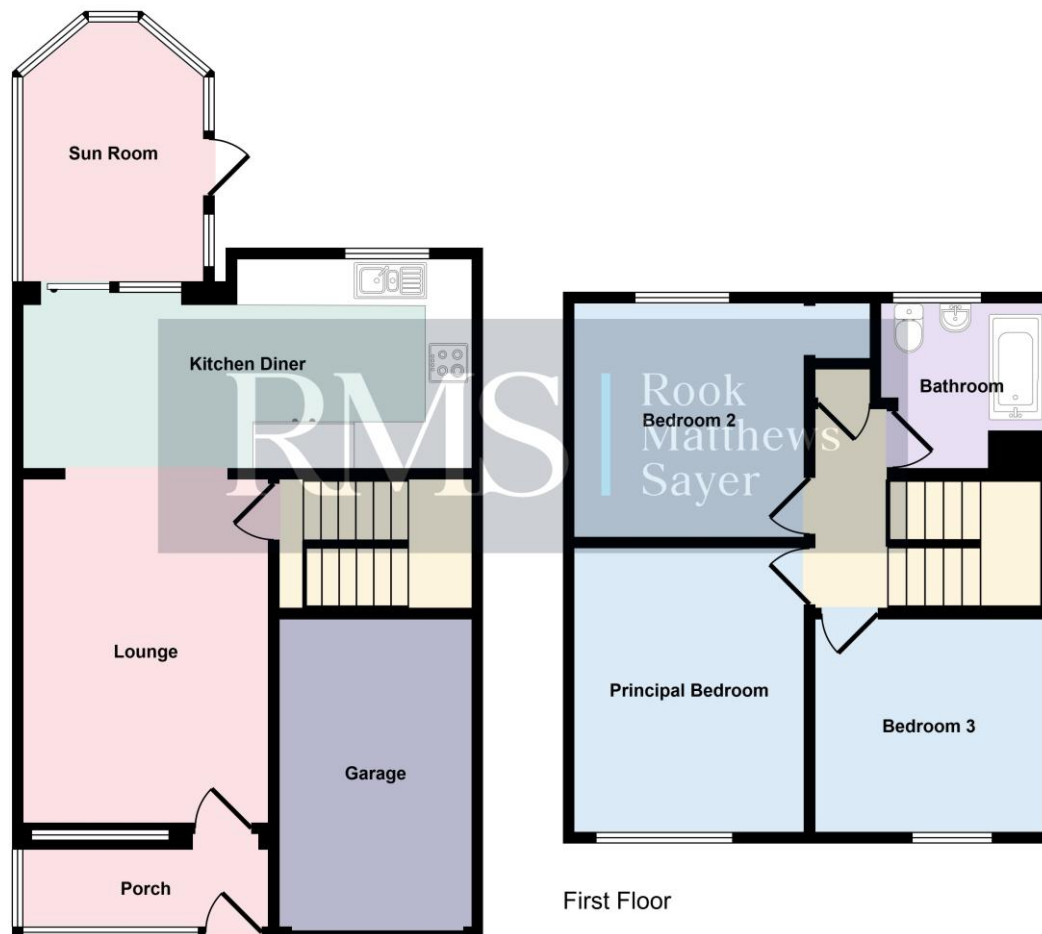
Please note that a non-refundable AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks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



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	63 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.

