



Avondale Avenue | Forest Hall | NE12 7HT

**£275,000**

Situated on the highly sought after Avondale Avenue in Forest Hall we welcome to the market this substantial extended three bed bungalow offering an abundance of character and occupying a generous plot with mature gardens and garage. The current owner has cherished the home for many years and it is now ready for its next chapter with the added benefit of no onward chain.

The central entrance hall leads to a sizeable lounge and dining room perfect for relaxing and entertaining guests, the sun lounge extension to the rear gives access and views over the lovely mature, south facing garden. The breakfasting kitchen is well equipped for all culinary needs and boasts a useful utility room with doors to a paved middle courtyard and to the delightful rear garden.

There are two double bedrooms both with fitted wardrobes and a single which would be perfect as a child's room or home office. The bathroom has both a bath and separate step in shower catering to both preferences.

The bungalow is an attractive prospect for buyers looking to settle in a desirable neighborhood while still being close to an array of local amenities, good schools and transport links. The property is in need of cosmetic upgrading and could be transformed into a modern haven making it a fantastic opportunity for families and individuals alike. Only an internal inspection will reveal the full potential on offer.

**RMS** | Rook  
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Sayer



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**Substantial Extended Semi-Detached Bungalow**

**No Onward Chain**

**Highly Regarded Residential Area**

**Generous Proportions Throughout**

**Good Sized Mature Gardens & Garage**

**Freehold**

**EPC: D**

**Council Tax: C**

**ENTRANCE HALLWAY:** Enter via the composite front door into a welcoming hallway, featuring a useful built-in storage cupboard and a radiator.

**LOUNGE:** 13'4 x 11'9, (4.06m x 3.58m). A bright and comfortable lounge with a double-glazed window to the front, allowing plenty of natural light to flow through the room. The focal point is a gas living flame fire set within an attractive brick surround. Additional features include two wall lights, decorative coving to the ceiling, a double radiator, and a door leading through to the dining room.

**DINING ROOM:** 8'8 x 9'8, (2.64m x 2.94m). A pleasant dining space, ideal for family meals and entertaining guests. The room benefits from coving to the ceiling, an attractive ceiling rose, a radiator, and a part-glazed door opening into the sunroom.

**SUNROOM:** 11'5 x 10'0, (3.47m x 3.04m). A lovely addition to the home, featuring tiled flooring, a double radiator, double-glazed windows to the side and rear, and double-glazed French doors providing access to the rear garden.

**BREAKFAST KITCHEN:** 11'4 x 9'9, (3.45m x 2.97m). Fitted with a range of wall and base units incorporating a single-drainer stainless steel sink unit. Integrated appliances include an electric oven and hob, with further space provided for a dishwasher and fridge freezer. The room also benefits from ceiling spotlights, a double-glazed rear window, and a part-glazed door leading to the utility room.

**UTILITY:** A practical utility space fitted with wall-mounted units, a pedestal wash hand basin, and a double radiator. The room is plumbed for a washing machine and features a double-glazed rear window. Doors provide access to the bathroom, rear garden, and courtyard.

**BEDROOM ONE:** 11'9 x 11'8, (3.58m x 3.55m). A well-proportioned principal bedroom with a double-glazed window overlooking the front elevation and a radiator.

**BEDROOM TWO:** 11'8 x 9'0, (3.55m x 2.74m). A good-sized second bedroom featuring a double-glazed side window, built-in storage cupboard, and a radiator.

**BEDROOM THREE:** 7'9 x 5'5, (2.36m x 1.95m). A versatile third bedroom with a double-glazed window to the rear and a radiator.

**FAMILY BATHROOM AND SEPARATE WC:** The bathroom is fitted with a panelled bath, step-in electric shower cubicle, heated towel rail, and shower wall panelling. Additional features include a double-glazed frosted rear window and ceiling lighting. Adjacent to the bathroom is a separate WC, also benefiting from a rear-facing window.

**EXTERNALLY:** To the front, the property enjoys a well-maintained garden with mature shrubs, flowering plants, a rockery, and a lawned area. Boundaries are enclosed by a combination of walls and fencing. Wrought iron gates open onto a block-paved driveway, providing ample off-street parking and leading to the detached garage. There is also access to the courtyard and gated entry to the rear garden.

The rear garden is predominantly laid to lawn and features two patio areas, established flower and shrub borders, and a mature apple tree. The garden is fully enclosed by fencing and benefits from a useful garden shed.

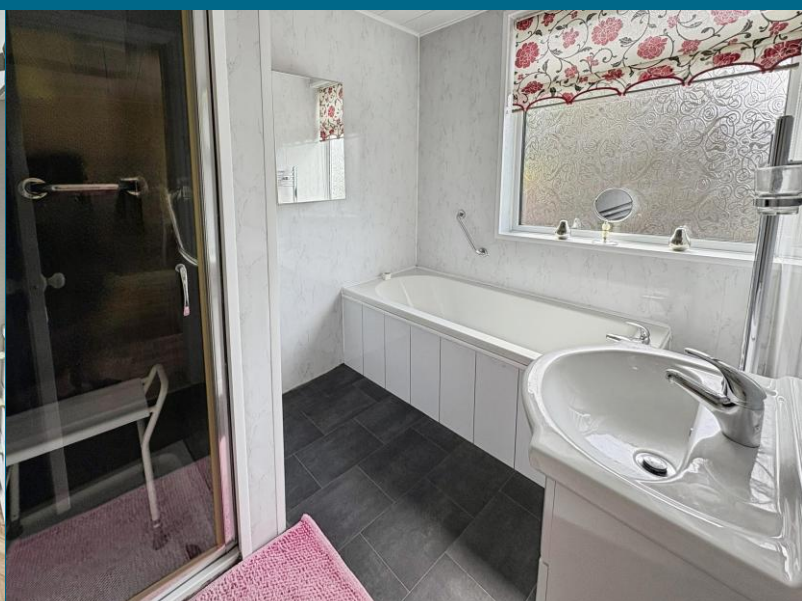
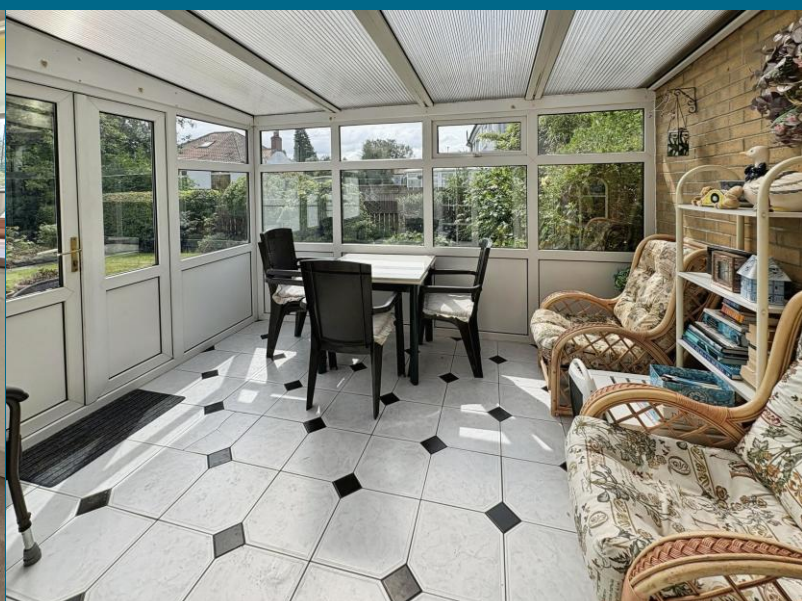
**GARAGE:** The detached garage is equipped with a roller door and benefits from both light and power.

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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/On Street

## 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? Unknown

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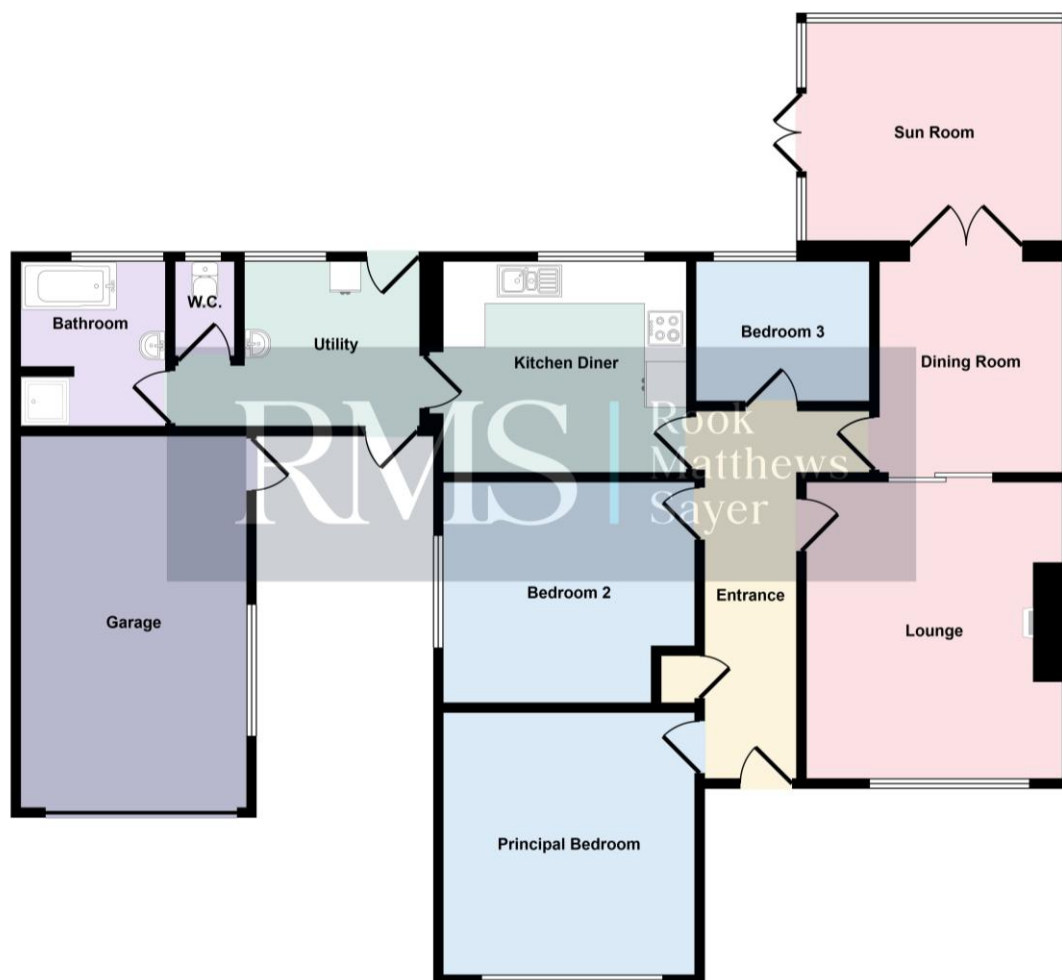
Please note that a non-refundable AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks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



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Floorplan

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 73 C      |
| 55-68 | D             | 64 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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