



Percy Gardens | Forest Hall | NE12 7AT

£325,000

Situated at the head of a well laid out Cul de sac alongside other quality homes we welcome for sale this beautifully appointed double fronted bungalow on Percy Gardens in Forest Hall.

The property has been lovingly cared for and improved, most notably the beautiful front door, windows with sand stone sills and landscaped gardens.

Upon entering you are greeted with a welcoming central hallway with useful storage cupboard, a spacious lounge to the front with box bay window flooding the room with natural light providing a wonderful space for relaxing.

The real hub of the home is the open plan dining kitchen fitted with a good range of wall and base units, thoughtfully designed for modern living with integral appliances and a central island ideal for meal preparation. An inglenook fireplace houses a log burner creating a warm and inviting atmosphere and French doors open to the delightful rear garden perfect for everyday living and hosting guests.

Both the double bedrooms are well proportioned ensuring comfort for all, while the outstanding refurbished shower room is both stylish and practical, featuring contemporary high quality fittings a large walk in shower and a double vanity unit.

To the outside front a generous driveway offers parking for several vehicles leading to a detached garage, this is further complimented by a neat hedged boundary and an array of trees and shrubs.

The rear and side gardens have been beautifully landscaped, offering patio areas, a covered seating area, and a hot tub, creating the perfect setting for al fresco dining, entertaining, or simply unwinding outdoors.

Forest Hall is an ideal location for those seeking a strong local community with excellent local amenities and public transport links. A perfect home for those who appreciate spacious living in a tranquil setting, early inspection is essential to secure.

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Double Fronted Semi-Detached Bungalow Beautifully Appointed & Decorated

Garage & Low Maintenance Landscaped Gardens Desirable Cul De Sac Position

No Onward Chain

Freehold

EPC: C

Council Tax: C

ENTRANCE HALLWAY: Accessed via a composite entrance door, the welcoming hallway features a stylish radiator, a useful storage cupboard, and loft access via a drop-down ladder.

LOUNGE: 12'2 x 13'3, (3.70m x 4.03m) into bay. A bright and inviting reception room featuring a double-glazed box bay window to the front and a feature radiator.

KITCHEN DINER: 19'2 x 15'1, (5.84m x 4.59m). Fitted with a range of wall and base units incorporating a one and a half bowl stainless steel sink. The kitchen benefits from a built-in electric oven with gas hob and extractor hood, integrated dishwasher and washing machine, and space for a fridge freezer. A charming inglenook fireplace houses a log-burning stove, while additional features include a wall-mounted combination boiler, a double-glazed window overlooking the rear garden, and double-glazed French doors providing direct access to the garden.

BEDROOM ONE: 14'7 x 9'7, (4.44m x 2.92m). A spacious principal bedroom boasting a double-glazed box bay window to the front and a double radiator.

BEDROOM TWO: 8'4 x 15'8, (2.54m x 4.57m). Featuring a double-glazed window to the rear and decorative coving to the ceiling.

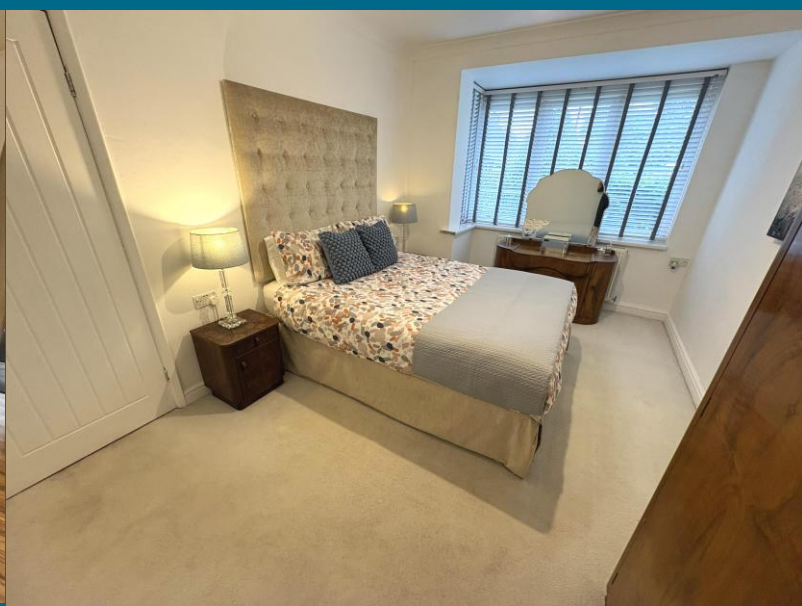
SHOWER ROOM: Comprising a 1700 x 900 walk-in shower enclosure with hinged return and slate tray, incorporating a concealed thermostatic mains shower mixer with handset and wall-mounted overhead rain shower, a double vanity unit with inset wash hand basins and built-in storage, a wall-hung rimless WC with soft-close seat, and a heated towel rail/radiator. The room further benefits from partially tiled walls, tiled flooring, wall lights, ceiling spotlights, an extractor fan, a large, shelved storage cupboard, and a double-glazed window to the rear.

EXTERNALLY: To the front, the property offers a generous driveway leading to the garage, complemented by an ornamental slate area, established tree and shrub borders, and hedged boundaries. The enclosed rear garden has been thoughtfully landscaped to include a variety of patio areas, raised gravelled sections, a hot tub, and a covered seating area, creating an ideal space for outdoor entertaining and relaxation. Additional features include gated side access, hot and cold water supplies, and a useful workbench area. The garden is enclosed by a combination of wall, hedge, and fence boundaries.

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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

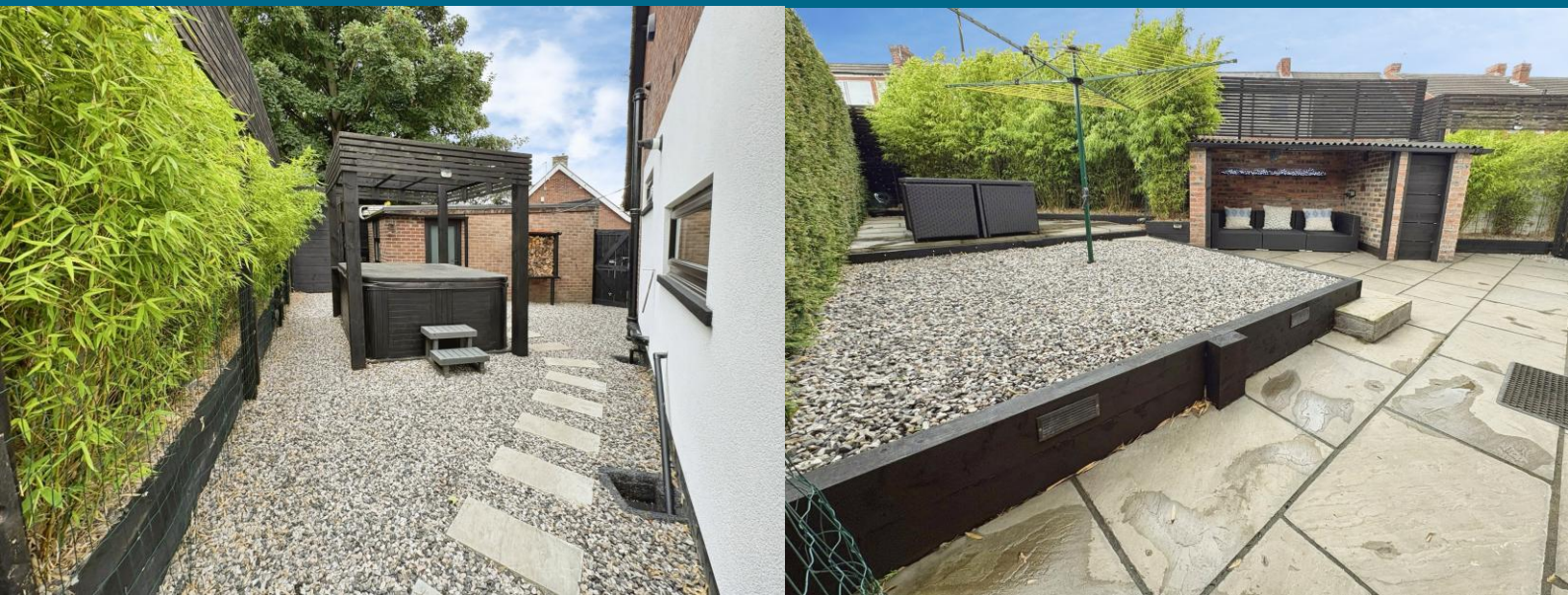
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser.

COUNCIL TAX BAND: C

EPC RATING: C

FH00009511 GO MR 03/09/2026 V2

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

Garage / Storage Room

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	71 C	
55-68	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.

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