



Woodlea | Forest Hall | NE12 9BG

£165,000

A fantastic opportunity to purchase this beautifully presented two-bedroom end link situated in a well laid out Cul de sac on Woodlea, a highly sought after modern development in Forest Hall.

Upon entering the bright welcoming entrance hall you will find the kitchen to the front with a good range of units and well-equipped making meal preparation a delight. The comfortable, inviting lounge to the rear is a superb space to chill after a long day and boasts French doors to the lovely rear garden and benefits from useful under stair cupboard.

Upstairs the two well-proportioned double bedrooms provide a comfortable retreat the principle boasts fitted wardrobe while the second has built in storage. The modern house bathroom is both stylish and contemporary with bath and shower over catering to both preferences.

Externally the property enjoys off-street parking to the front, whilst to the rear there is an attractive, well maintained enclosed garden, with lawned and patio areas designed for both entertaining and relaxing.

A perfect first time buy or those looking for to downsize, the property offers the best of both worlds - desirable position while remaining close to amenities schools and transport links. With setting, presentation and the added benefit of no onward chain this is a home that truly commands an early inspection to secure.

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Superb End Terrace

Delightful Rear Garden

Cul De Sac Position

No Onward Chain

Beautifully Presented

Perfect First Time Buy

Two Double Bedrooms

Freehold

ENTRANCE: Double glazed entrance door to hall, featuring a built-in cupboard, radiator and staircase rising to the first floor.

LOUNGE: 13'1 x 12'5, (3.98m x 3.78m). A bright and spacious reception room with a useful built in cupboard and double radiator. Double-glazed French doors open onto the delightful rear garden.

KITCHEN: 11'6 x 6'2, (3.50m x 1.87m). A generously proportioned kitchen fitted with a range of wall and base units incorporating a single drainer sink unit. An integral gas hob and electric oven. Spaces for washing machine and fridge/freezer. Part tiled walls and radiator. Wall mounted combi boiler concealed in unit. Double glazed window to the front.

FIRST FLOOR LANDING AREA: Featuring a double-glazed window to the side.

BEDROOM ONE: 10'5 x 9'2, (3.65m x 3.37m). A well-proportioned double with a stylish range of fitted wardrobes, a rear facing double-glazed window over looking the rear garden and radiator.

BEDROOM TWO: 12'5 x 8'8, (2.59m x 3.04m). A comfortable double bedroom featuring front-facing double-glazed windows x2, built-in cupboard and radiator.

FAMILY BATHROOM: Stylish bathroom featuring a panelled bath with electric shower over and glass screen, w.c., pedestal wash hand basin set in vanity unit, Additional features include part-tiled walls and a heated towel rail. Access to the roof space part boarded.

EXTERNALLY: To the front you will find a lawned lawned area and driveway providing off street parking. The enclosed rear garden is predominantly laid to lawn with an ornamental slate area and paved patio, making it ideal for outdoor seating and entertaining. The garden is bordered by fenced boundaries and benefits from a garden shed.

The property also benefits from recently installed windows, French doors to the rear and composite door to the front.

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PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: Fibre To Premises

Mobile Signal Coverage Blackspot: No

Parking: 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 had no accessibility adaptations:

- E.g. Ramp access to front door
- E.g. Accessible handrail to side door
- E.g. Wet room to ground floor
- E.g. Lift access to first floor

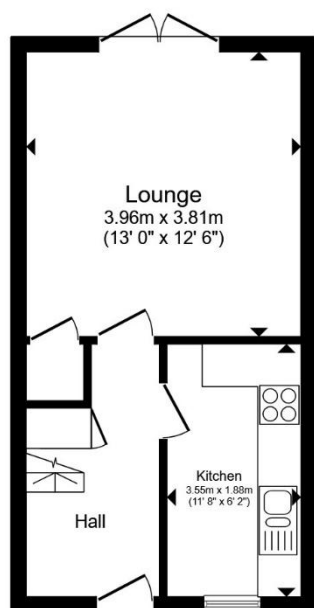
TENURE

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

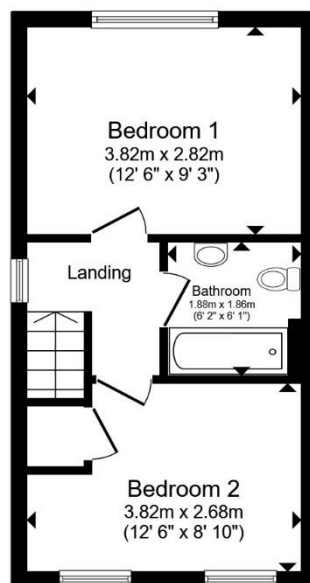
COUNCIL TAX BAND: B

EPC RATING: D

FH00009558/GO/GO/20.10.2026/V2



Ground Floor



First Floor

Total floor area 58.3 m² (627 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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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.