

BRUNTON

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WOODLEA, FOREST HALL, NEWCASTLE UPON TYNE, NE12

Offers Over £190,000

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THREE BEDROOMS – SEMI-DETACHED HOUSE – GREAT LOCATION

Brunton Residential are delighted to offer for sale this well-presented three-bedroom semi-detached home on Woodlea in Forest Hall.

The property offers three well-proportioned bedrooms, a spacious lounge, a bright conservatory, and an attractive enclosed rear garden. Additional benefits include off-street parking to the front of the property.

Situated in the popular area of Forest Hall, this home is ideally located close to a range of local amenities, well-regarded schools, parks, and offers excellent transport links to Newcastle city centre and beyond.

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Upon entering the property, you are welcomed into an entrance hall with wood effect flooring and access to a ground floor WC. From here, you step into a spacious front aspect lounge, which features a front-facing window and a central feature fireplace. The lounge leads through to a kitchen/diner at the rear of the property.

The kitchen diner is well equipped with a range of floor and wall units, integrated appliances including an oven, hob, and extractor fan, wood worktop surfaces, and herringbone parquet flooring. A rear-facing window overlooks the garden, and there is space for a dining table. This space also includes a useful storage unit and provides access to the conservatory at the rear.

The conservatory benefits from wood effect flooring and French doors that open onto a raised decking area.

Upstairs, the first-floor landing gives access to three well-proportioned bedrooms. Two of the bedrooms feature fitted wardrobes, while the third includes a built-in storage unit. A fully tiled, modern shower room serves the bedrooms, fitted with a shower cubicle, washbasin, and WC.

Externally, the front of the property offers a low-maintenance garden and space for off-street parking. To the rear, there is an enclosed garden mainly laid to lawn, bordered by fencing and mature hedging, and complemented by a raised decked patio seating area.



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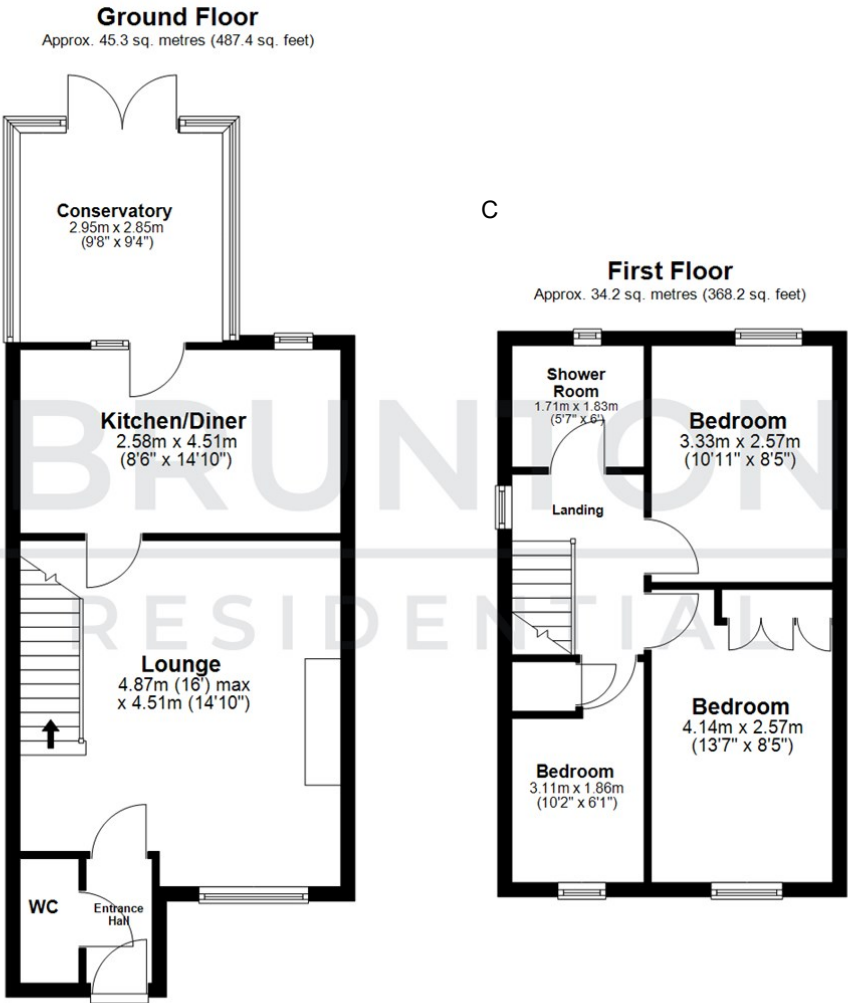
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TENURE : Freehold

LOCAL AUTHORITY : North Tyneside Council

COUNCIL TAX BAND : C

EPC RATING : D



All measurements are approximate and are for illustration only.
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	