



## Mead Court Forest Hall

Presenting an immaculate detached house for sale, this property offers an exceptional living space with unique features and an ideal location. This property is perfect for families, providing a blend of comfort, style, and convenience. The property boasts three well-proportioned bedrooms, including two double bedrooms and a single room. The master bedroom is a particular highlight, offering ample space and the additional luxury of an en-suite, providing a private sanctuary for the occupants. The house also includes one well-appointed reception room that promises a warm and inviting atmosphere for family gatherings and relaxation. The property also boasts a practical and modern kitchen briefly comprising; fitted wall and base units incorporating a 1½ bowl sink unit with mixer tap, electric oven, extractor hood, electric oven, integrated fridge/freezer, and integrated dishwasher. Aesthetically pleasing and designed to cater to all your culinary needs. The utility area and downstairs WC is access via the kitchen. The family bathroom briefly comprises; low level WC, wash hand basin in vanity unit and panelled bath with overhead shower unit.

Additional unique features of the house include an attractive garden that provides a perfect setting for outdoor activities and leisure time. The house also has solar panels, contributing to its energy efficiency and eco-friendliness. The single garage provides secure parking or extra storage space. The location of the property is another significant advantage. It is well-served by public transport links and located close to local amenities, offering convenience for shopping, dining, and other essentials. Nearby schools make this property an excellent choice for families.

In summary, this immaculate detached house offers a perfect blend of comfortable living spaces, unique features, and a prime location. A viewing is highly recommended to truly appreciate what this property has to offer.

### Offers in excess of: £299,950

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**ENTRANCE DOOR to**

**PORCH**

**LOUNGE: 17'9 into bay x 11'6 max (5.41m x 3.51m)**

**STAIRCASE to first floor**

**DINING ROOM: 11'9 at max point x 10'4 max (3.58m x 3.15m)**

**KITCHEN: 10'8 max x 9'0 max (3.25m x 2.74m)**

**UTILITY**

**DOWNSTAIRS W.C.**

**FIRST FLOOR LANDING**

**BEDROOM TWO: 9'7 max x 11'2 max (2.92m x 3.40m)**

**BEDROOM THREE: 9'8 into robes x 9'7 into recess (2.95m x 2.92m)**

**FAMILY BATHROOM: 5'4 max x 6'5 max (1.62m x 1.96m)**

**BEDROOM ONE: 8'7 max x 13'6 at max point (2.62m x 4.12m)**

**ENSUITE**

**GARAGE**



## PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: GAS CENTRAL

Broadband: ADSL COPPER WIRE

Mobile Signal Coverage Blackspot: NO

Parking: DRIVEWAY & GARAGE

Solar panels: Owned



## 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

Known safety risks at property (asbestos etc...): NO

## ACCESSIBILITY

This property has 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

Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs

Length of Lease: 125 years from

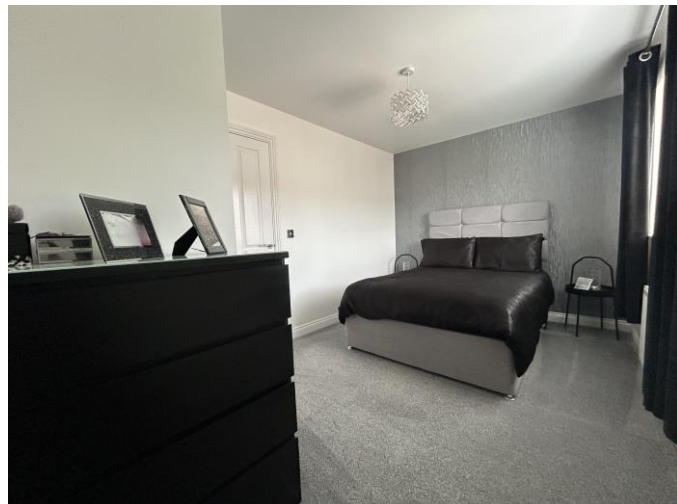
Ground Rent: £210.00 per annum. Not aware of any increases.

Service Charge: N/A

**COUNCIL TAX BAND: C**

**EPC RATING: C**

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**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.

**16 Branches across the North-East**

