



Studley Villas | Forest Hall | NE12 9LQ

Offers in Excess of: £250,000

A fantastic opportunity to acquire this three-bedroom semi-detached house, situated in a highly sought after location. Offered with no onward chain, this property represents an ideal opportunity for first-time buyers and families alike, seeking a home they can truly make their own.

The ground floor comprises two spacious reception rooms. The principal reception room features a charming bay window to the front, enhancing the space with natural light, alongside an attractive feature stone wall, adding character and a focal point. The kitchen is perfectly placed to serve the needs of a busy household and a conservatory, ideal for use as a dining area or an additional lounge enjoying views over the garden. For added convenience, a downstairs shower room and WC is also provided.

Upstairs, the property hosts three bedrooms, with the primary bedroom benefitting from built-in wardrobes and a double glazed bay window, creating a bright and airy atmosphere.

Outside, a notably large rear garden offers extensive outdoor space, perfect for children, gardening enthusiasts, or al-fresco dining. There is also an attached garage, providing additional storage or work space.

ROOK
MATTHEWS
SAYER



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Semi-detached house

Large Rear Garden

3 Bedrooms

EPC: TBC

Driveway & Garage

Council Tax: C

Downstairs shower room/

Tenure: Freehold

For any more information regarding the property please contact us today

PROPERTY DESCRIPTION:

ENTRANCE HALLWAY: double glazed entrance door, range of cupboards, staircase to the first floor, radiator.

DOWNSTAIRS SHOWER ROOM/W.C. : low level w.c., step in shower cubicle, wash hand basin, tiled walls, radiator.

LOUNGE: 26'5 x 11'10 into alcove plus door recess, (8.05m x 3.61m), double glazed bay window to front, feature stone wall, mock beamed ceiling, 2 radiators.

MORNING ROOM: 8'1 x 12'5, (2.46m x 3.78m), double glazed French doors into conservatory, radiator.

CONSERVATORY: 8'8 x 12'3, (2.64m x 3.73m), double glazed windows to rear and side, radiator.

KITCHEN: 8'4 x 8'4, (2.54m x 2.54m), fitted with range of wall and base units, single drainer sink unit, double glazed window to rear, double glazed door to rear.

FIRST FLOOR LANDING AREA: double glazed window to side, access to roof space.

FAMILY BATHROOM: white three piece suite, wash hand basin, low level wc, tiled walls, radiator, double glazed frosted window to rear.

BEDROOM ONE: 17'0 into bay window x 11'4 into fitted wardrobes, (5.18m x 4.45m), double glazed bay window to front, radiator,

BEDROOM TWO: 13'3 into door recess x 9'9, (4.04m x 2.97m), double glazed window to rear, radiator,

BEDROOM THREE: 10'2 x 8'6, (3.10m x 2.59m), double glazed window to front, radiator.

EXTERNALLY:

Front- Driveway leading to garage, gravelled area.

Rear- Mainly laid to lawn with block paved area and pathway.

GARAGE



PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: NOT HAD INTERNET SO UNSURE

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

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: "YES / 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

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: TBC

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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.

