



Cranford House Forest Hall NE12 7AU

Asking Price: £450,000

Presenting an exceptional opportunity to acquire 'Cranford House' a substantial four bed detached home providing versatile family accommodation in the heart of forest hall. With convenient access to public transport links, nearby schools and a good range of nearby amenities.

The property features a spacious and welcoming hallway leading to ground floor cloaks/W.C. and two reception rooms, the principal lounge is of particular generous proportions with French doors to the substantial rear garden. The kitchen and separate utility which are to the rear lead to the garage and garden completing the ground floor.

A spacious landing gives way to four well proportioned bedrooms, ensuring ample space for family and guests, three of which have fitted wardrobes, the main bedroom also benefits from an en suite. There are walled boundaries to the front of the property with double gates giving access to the driveway and integral garage. A private rear garden which is a delightful retreat features an extensive lawn and patio perfect for al fresco dining. Cranford House is not only a spacious and functional home but is centrally located making it an ideal choice for families. Internal inspection welcome.

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Detached Family Home

Sought after location

Four Bedrooms

EPC: D

Two Reception

Council tax band: E

Garage

Tenure: Freehold

For any more information regarding the property please contact us today

ENTRANCE DOOR TO

ENTRANCE HALLWAY: Generous entrance hallway with staircase to the first floor, double doors to lounge, double radiator.

GROUND FLOOR CLOAKS/W.C

Low level W.C., wash hand basin with splashback, window to side, wall light.

LOUNGE: (rear) 29'4 into bay x 13'11 (8.94m x 4.24m)
Built in feature fireplace with wood burning stove, dado rail, radiator x 2. Bow window to rear, window to side and French doors leading to rear garden.

DINING ROOM (front) 11'03 X 9'08 3.43m x 2.95m
Window to front & side, double radiator.

KITCHEN: (front): 13'7 max x 8'3 max (4.15m x 2.52m)
Fitted wall and base units with work surfaces incorporating; double drainer sink unit with mixer tap, space for free standing cooker, window to front.

UTILITY

Fitted with a range of wall & base units, single drainer sink unit. Space for fridge freezer and dish washer, plumbed for washing machine. Window to front, stable door to side.

FIRST FLOOR LANDING AREA: Glazed window, loft access with pull down ladders, airing cupboard, double radiator.

FAMILY BATHROOM: comprising of, bath with mixer tap, low level w.c. and pedestal wash hand basin. Part tiled walls, window to front.

BEDROOM ONE: (rear): 17'2 x 12'6, (5.23m x 3.81m),
Fitted wardrobes x 2 doubles plus built in cupboards.
Window to side and rear, radiator.

EN-SUITE SHOWER ROOM:

Comprising of, shower cubicle with electric shower, wash hand basin set in vanity unit, low level w.c. fully tiled walls.

BEDROOM TWO: (rear): 12'4 x 13'9, (4.57m x 4.13m), into
Fitted wardrobes, radiator, window to rear.

BEDROOM THREE: (front): 9'9 x 9'4, (2.97m x 2.84m),
Window to front, radiator.

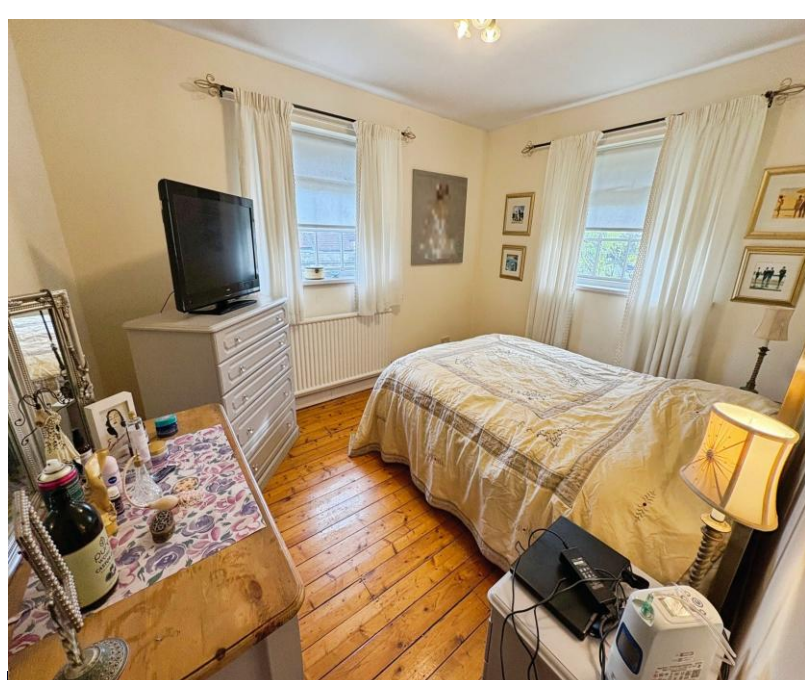
EXTERNALLY: To the rear an extensive, West facing rear garden, mainly lawned with patio area and well stocked borders .

Walled boundaries to the front with access to driveway and integral garage with light and power. Up and over door and wall mounted combi boiler.

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PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: Cable

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.

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

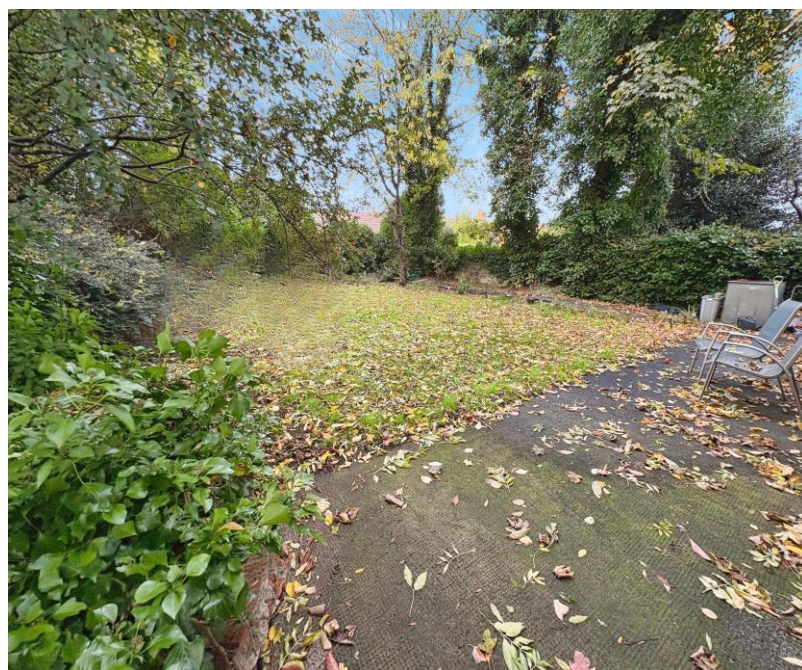
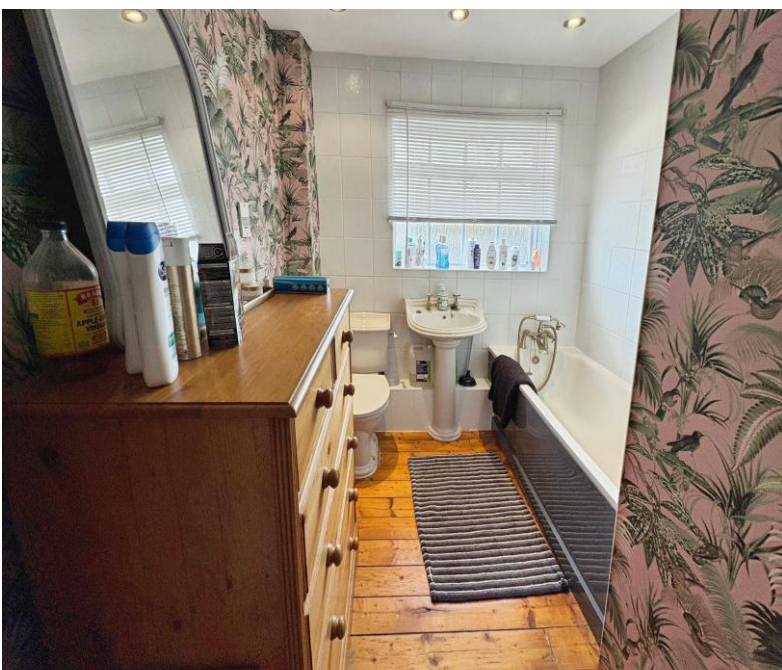
TENURE

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: E

EPC RATING: D

FH00009228/GO/GO/04/11/2025/V1



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