



Wensleydale Drive | Forest Hall | NE12 7JH

# Offers in Excess of £240,000

This superb four-bedroom extended semi-detached bungalow is for sale in the Forest Hall area of Newcastle upon Tyne, offering flexible accommodation across ground and first floor. The ground floor includes a double bedroom and a single bedroom, the latter providing access to a conservatory and onto the garden, creating a useful transition between indoor and outdoor space. A further two double bedrooms are located on the first floor, one of which benefits from an en-suite, supporting comfortable family living or guest accommodation.

The property also includes lounge, kitchen and a family shower room and W.C. to the ground floor. The property benefits from an Air Source heat pump. Externally, the bungalow features a generous sized garden with sheltered patio area, an advantage of parking for up to four vehicles. Together with a workshop and garage, offer excellent scope for storage or hobbies. Forest Hall is known for its local amenities, including shops, cafés and everyday services centred around Station Road and the surrounding streets. Nearby green spaces such as Rising Sun Country Park provide walking and recreational opportunities. Public transport links are a key benefit. Palmersville and Benton Metro stations are both accessible, offering regular services into Newcastle city centre, typically in around 15–20 minutes, and onwards to the coast at Tynemouth and Whitley Bay. Road links via the A19 and A1058 connect efficiently to wider Tyneside and beyond, making the location suitable for commuting



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## Four-bedroom extended semi-detached bungalow

**Flexible ground and first floor layout**

**En-suite master double bedroom**

**Conservatory with garden access**

## Garage & workshop

**Generous sized rear garden**

**Parking for up to four vehicles**

**Tenure: Freehold**

### PROPERTY DESCRIPTION:

**ENTRANCE DOOR TO:**

**ENTRANCE PORCH:** Useful and versatile porch, door to:

**HALLWAY:** Staircase to first floor, radiator, opening to

#### DINING ROOM:

Built in storage with sink unit, radiator, UPVC double glazed window to front.

**LOUNGE:** (front): 11'7 into alcoves x 17'5 into bay (3.53m x 5.31m)

Feature fireplace with surround, ceiling rose, coving to ceiling, UPVC double glazed bay window, two double radiators.

**BEDROOM TWO:** (ground floor rear): 11'7 max x 13'2 into bay (3.53m x 4.01m)

Built in wardrobes, storage cupboard, double radiator, UPVC double glazed bay window.

**BEDROOM FOUR/STUDY:** (ground floor rear): 10'5 x 9'9max (3.18m x 2.97m)

UPVC double glazed window to rear, radiator, door to

**CONSERVATORY:** 9'7max x 8'6max (2.92m x 2.59m)

UPVC windows, UPVC door to garden.

**FAMILY SHOWER ROOM:** (ground floor): 6'5 into recess x 6'5 into shower (1.96m x 6'5)

Briefly comprising; wet room shower with electric shower unit, low level W.C., pedestal wash hand basin, hand rails, heated towel rail, extractor fan, double glazed frosted window to side.

**KITCHEN:** (front): 15'0 max x 9'8 max (4.57m x 2.95m)

Fitted wall and base units and work surfaces incorporating; 1½ bowl sink unit with mixer tap, built in double electric oven, built in gas hob, extractor hood, space for fridge/freezer, space for washing machine, space for dishwasher, UPVC double glazed windows to front and rear, UPVC double glazed frosted door to garden.

### FIRST FLOOR LANDING AREA:

Velux window, banister, doors to

**BEDROOM ONE:** (side): 12'6 plus into robes x 10'4 max (3.81m x 3.15m)

Built in wardrobe, UPVC double glazed window to side, radiator, door to

### EN-SUITE SHOWER ROOM:

Briefly comprising; step in shower cubicle with electric shower unit, low level W.C., pedestal wash hand basin, heated towel rail, radiator, UPVC double glazed frosted window to side.

**BEDROOM THREE:** (front): 11'7 max x 9'3 max (3.53m x 2.82m)

Velux window to front, radiator.

### EXTERNALLY:

**GARAGE:** 18'1 max x 8'1 max (5.51m x 2.46m)

Up and over door, power points and lighting, window to side, door to garden.

**WORKSHOP:** 17'9 max x 8'2 max (5.41m x 2.48m)

Glazed door, window to side, power points and lighting.

### FRONT GARDEN:

Gates to driveway with ample parking for up to four cars, gravelled areas, walled borders, access to garage and rear garden.

### REAR GARDEN:

Superb sized rear garden; mainly laid to lawn, mature bushes, bushes and trees, sheltered patio area, access to garage, access to workshop, gate to front.

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**PRIMARY SERVICES SUPPLY**

Electricity: MAINS  
Water: MAINS  
Sewerage: MAINS  
Heating: AIR SOURCE HEAT PUMP  
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.

**AGENTS NOTE**

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved  
If you require any further information on this, please contact us.

**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: 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: NO

**ACCESSIBILITY**

This property has accessibility adaptations:

- Accessible handrail to side door
- Wet room to ground 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: D****EPC RATING: C**

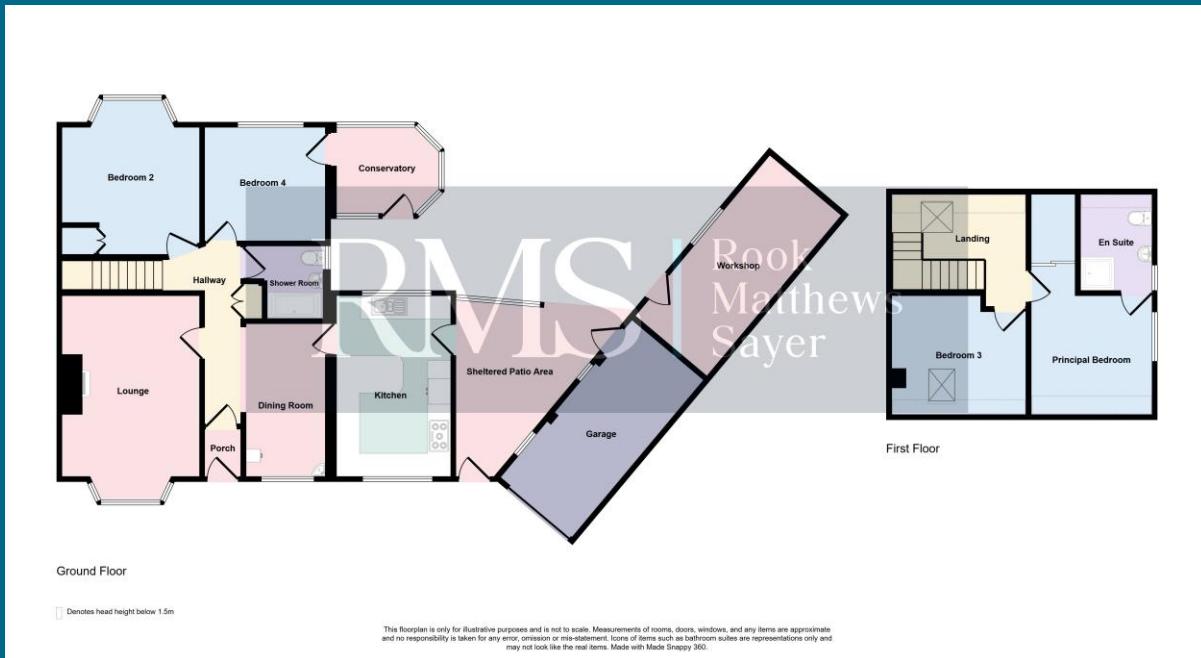
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Matthews  
Sayer



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