



5 Forest Avenue

Forest Hall



SANDERSON
YOUNG





5 Forest Avenue Forest Hall, NE12 9AH

Stunning Period Semi Detached Family Home Boasting Three Reception Rooms, Generous Kitchen, Three Bedrooms, Two Bathrooms, Detached Double Garage, Separate Garden Room & Occupying a Substantial Plot!

The property enjoys a prime position on the beautiful tree lined street of Forest Avenue, Forest Hall. Forest Avenue, situated just off Station Road, is perfectly placed to the local shops, amenities and transport links of Station Road, whilst also being only a short walk from Benton Metro Station and outstanding local schooling. The property is also situated close to wonderful open green spaces and Springfield Park recreation grounds which is ideal for those with young families.

Price Guide:
Guide Price £595,000

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Boasting in excess of 2,800 sq/ft, the internal accommodation comprises: Entrance vestibule | Entrance hallway with feature tiling, underfloor heating and staircase leading to the first floor | The front of the property offers a wonderful double reception room with partial partition with inbuilt log burner, currently utilised as a formal living room and dining room | Snug with feature fireplace | Ground floor kitchen/diner | The kitchen is well equipped with a range of modern cabinetry/worktops, as well as integrated appliances throughout | Pantry | Utility room.

The staircase then leads up to the first floor landing and onto three bedrooms | The principal bedroom enjoys a large double room with dual aspect views and offers access onto a beautifully equipped ensuite shower room/wc | Bedroom two is a further large double room with bespoke fitted wardrobes | Bedroom three, which could easily accommodate a double bed, is currently utilised as a dressing room and boasts a range of built in cabinetry | The family bathroom is accessed just off the landing and boasts a highly impressive four piece suite. The vendors have obtained historic planning permission, under permitted development, to convert the attic with the potential for two further double bedrooms and one bathroom with a rear flat roof dormer extension.

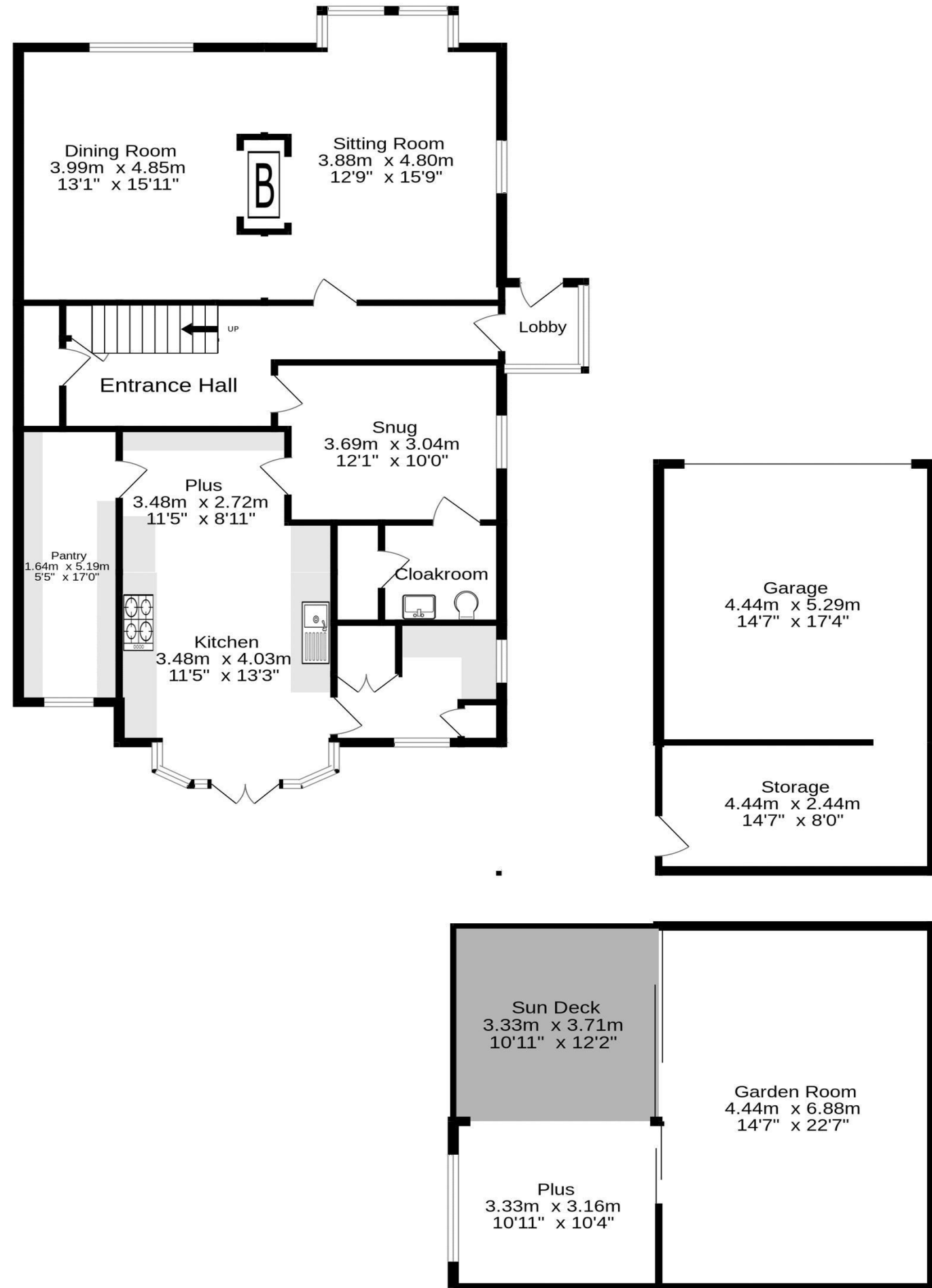


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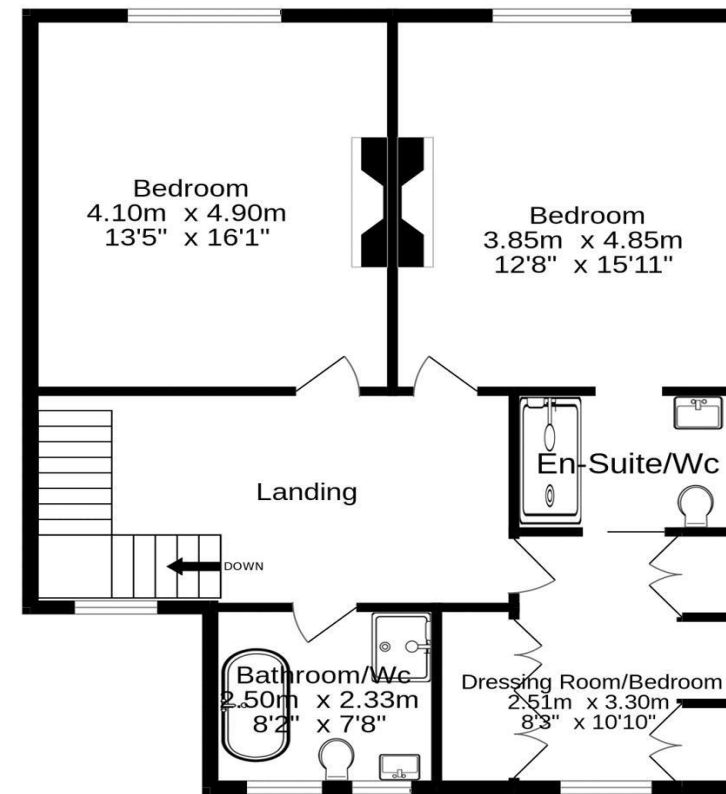




Ground Floor
190.4 sq.m. (2049 sq.ft.) approx.



1st Floor
72.2 sq.m. (778 sq.ft.) approx.



Externally, the property sits on an extra wide plot and is approached via a gravel driveway offering off street parking for multiple vehicles to the front | Detached double garage with electric roller door | The rear gardens are impressive and have been fully relandscaped in more recent years, and are now laid partially to lawn and partially to a paved patio terrace | Within the rear gardens is a newly constructed summer house/garden room which offers further versatile accommodation, and would lend itself well to a gym, study or hobbies room | The garden also features a raised deck terrace with hot tub.

Immaculately presented throughout, and extremely rare to the marketplace, early viewings are strongly encouraged to truly appreciate the quality of accommodation on offer at this stunning family home.

Services | Mains; Electricity, Gas, Water, Drainage | Tenure; Freehold | Council Tax; Band E | Energy Performance Certificate; Rating C

TOTAL FLOOR AREA : 262.6 sq.m. (2827 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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