



10 West Lane

Forest Hall

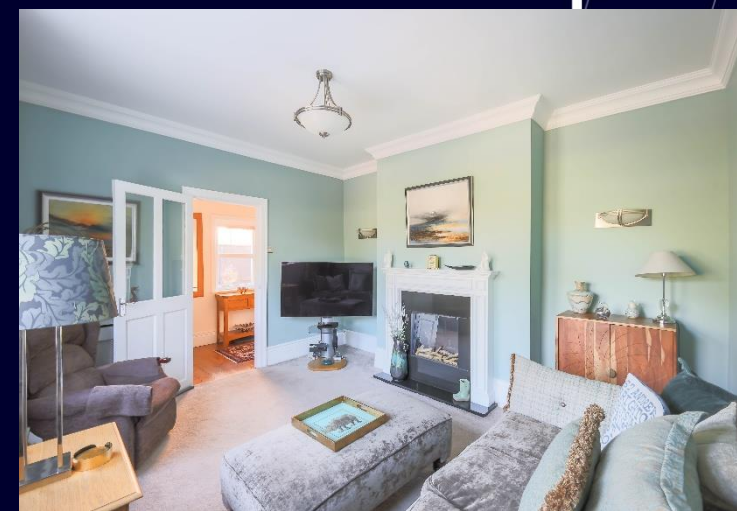


## 10 West Lane, Forest Hall

Stunning Period Detached Family Home Boasting Four Bedrooms, Three Bathrooms, Two Generous Reception Rooms, Modern Kitchen, Garage, Ample Off Street Parking & Lovely Rear Gardens!

West Croft Villa, understood to date back to the 1830's, is ideally located between Forest Hall and Killingworth village. The property enjoys an attractive open aspect to the front overlooking the George Stephenson School playing fields and is situated within walking distance of the local amenities including Ofsted rated 'Outstanding' schools, restaurants and shopping facilities. There are excellent local transport links, including the Palmersville And Benton Metro stations to Newcastle city centre and the coast.

The internal accommodation comprises: Entrance vestibule | Reception hallway with staircase leading to first floor | Cloakroom/wc | Attractive front sitting room with feature fireplace | Magnificent 26ft open plan living/dining room with doors opening to the decked terrace and garden | Stylish fitted kitchen with Belfast sink and solid wood worktops | Utility area.





The staircase then leads up to the first floor landing with period fireplace and onto four bedrooms | Principal bedroom with walk in wardrobe | Excellent ensuite shower/wc with rainfall head and traditional heated towel rail | Guest double bedroom with Ensuite shower/wc | Two further double bedrooms | Luxury family bathroom with roll top bath, rainfall shower and traditional heated towel rail.

Externally, the property is approached via a gravel driveway offering parking for several cars | Single attached garage | Lawned and decked east facing rear garden.

Services: Mains electric, gas, water and drainage | Tenure: Freehold | Council Tax: Band E | Energy Performance Certificate: Rating D

Price Guide: Offers Over £525,000





## Ground Floor



## First Floor



Note : Plans are for illustration purposes only and are not to scale.  
Plan produced using PlanUp.



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