



Felton Drive | Forest Hall | NE12 9ED

£180,000

Sure to appeal to a wide range of buyers, this ready-to-move-into family home on Felton Drive in Forest Hall offers beautiful accommodation throughout.

Step inside the entrance lobby, which leads to the stylish and immaculately presented lounge. Dual-aspect windows bathe the room in natural light, creating a bright and welcoming space.

The generous dining kitchen is well fitted with integral appliances and offers ample room for a table, perfect for entertaining and family gatherings. French doors open into a lovely conservatory, with views overlooking the rear garden.

To the first floor, the landing leads to three bedrooms and a refurbished family bathroom, complete with a bath and shower over, catering to both preferences.

Externally, there are enclosed gardens to both the front and rear, laid mainly to lawn, along with a good-sized driveway providing off-street parking.

The property benefits from a good range of local amenities, including shops, schools, and excellent transport links. An early internal inspection is strongly recommended.

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Stunning Semi-Detached Property

Sought After Location

Conservatory Extension

Open Plan Kitchen Diner

Gardens & Off-Street Parking

Freehold

Council Tax: A

EPC: D

ENTRANCE HALLWAY: Step through the double-glazed entrance door into a welcoming hallway, featuring a staircase to the first floor and providing access to the lounge.

LOUNGE: 16'3 x 10'2, (4.95m x 3.09m). This inviting space is filled with natural light from double-glazed windows to the front and rear, and features an inglenook fireplace, adding character to the room.

KITCHEN DINER: 16'3 x 12'0, (4.95m x 3.65m). Fitted with a range of wall and base units, cupboards, and work surfaces. There is a built-in electric oven and hob with extractor hood, as well as an integrated fridge and freezer. The combination boiler is housed within a kitchen unit. An under-stairs cupboard provides additional storage. There is a double-glazed window to the front and double-glazed French doors leading to the conservatory.

CONSERVATORY: 9'2 x 7'0, (2.79m x 2.13m). Offering additional living space and flooded with natural light from double-glazed windows to the sides and rear. Double-glazed French doors lead out to the rear garden.

FIRST FLOOR LANDING AREA: Featuring a double-glazed window to the rear and access to the loft space.

BEDROOM ONE: 12'11 x 11'8, (3.93m x 3.55m). The principal bedroom benefits from a double-glazed window to the front, a radiator, and a built-in cupboard, offering convenient storage.

BEDROOM TWO: 10'1 x 8'8, (3.07m x 2.64m). The second bedroom features 3/4-height panelling to one wall, along with a radiator and a double-glazed window to the front.

BEDROOM THREE: 7'3 x 7'2, (2.20m x 2.18m). The third bedroom also includes 3/4-height panelling to one wall, a radiator, and a double-glazed window to the rear.

FAMILY BATHROOM: Comprising a panelled bath with mains shower over, pedestal wash hand basin, and low-level WC. Additional features include a heated towel rail and extractor fan. The walls are partially tiled, and there is a double-glazed frosted window to the rear.

EXTERNALLY: The front garden is laid to lawn and includes a good-sized driveway providing off-street parking. The rear garden is mainly laid to lawn with patio areas, enclosed by fencing, and benefits from gated access to the front, as well as a shed.

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PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains Gas
Broadband: Fibre
Mobile Signal Coverage Blackspot: No
Parking: Driveway/On-street

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
Coastal Erosion Risk: LOW
Known safety risks at property (asbestos etc.):
Cladding Present.

BUILDING WORKS

Any known planning permissions or proposals in the immediate locality: NO
Outstanding building works at the property: NO

ACCESSIBILITY

This property has no accessibility adaptations.

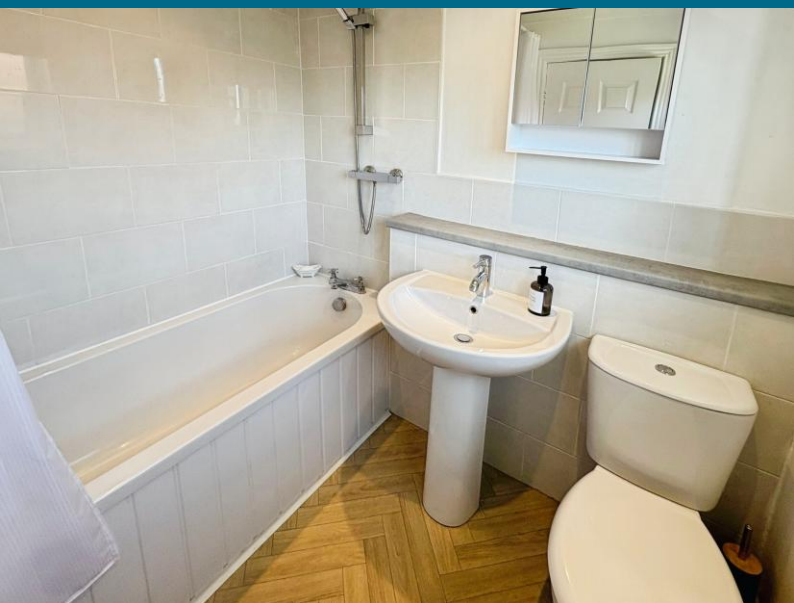
TENURE

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: A

EPC RATING: D

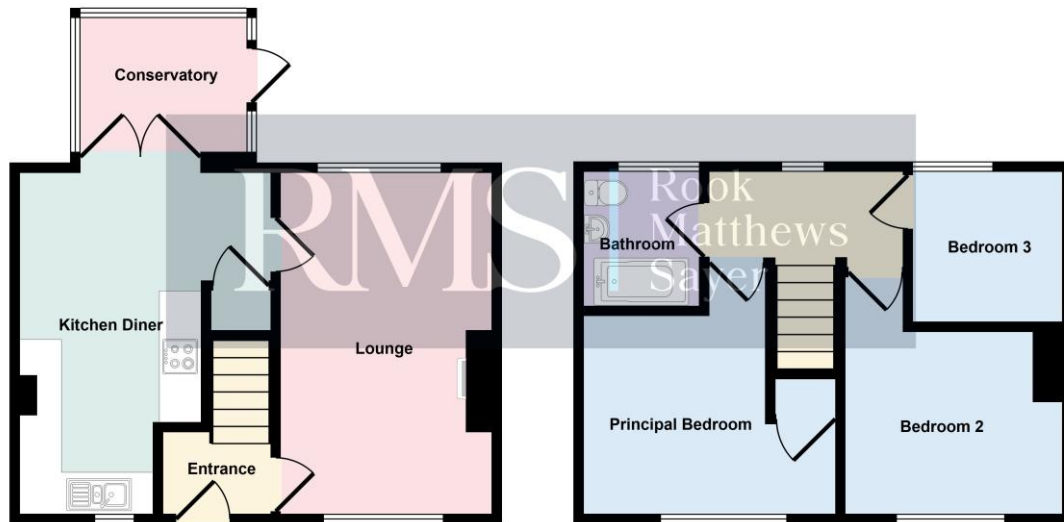
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Ground Floor

First Floor

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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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.



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