



Avondale Avenue | Forest Hall | NE12 7HT

£235,000

Presenting an excellent opportunity for families seeking a comfortable and inviting home with a blend of traditional charm and contemporary living. This delightful three bed semi-detached is situated on Avondale Avenue a highly desirable area of Forest Hall.

Step inside the entrance hall which leads to a light and airy lounge dining room with feature fireplace and dual aspect windows flooding the room with natural light. The breakfasting kitchen is both stylish and functional with a range of wall and base units, and views over the rear garden. Space for a table makes for an ideal space for cooking and family get togethers.

Upstairs the property offers three bedrooms and a family bathroom which accommodates both a step in shower cubicle and a freestanding feature bath perfect for relaxing after a long day.

Externally to the front is an extensive block paved driveway, this leads down the side of the property to an attractive rear private garden, with a southerly aspect, well stocked with a patio area perfect for alfresco dining and entertaining.

The location is unsurpassed for convenience to local shops, schools, amenities and excellent public transport links with local bus routes and Benton Metro Station giving a fast and easy commute to Newcastle City Centre and the coast. Internal inspection highly recommended to appreciate this lovely home.

RMS | Rook
Matthews
Sayer



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Delightful Semi Detached

Traditional Features

Family Bathroom

Attractive Rear Garden

Driveway for Several Vehicles

Freehold

EPC: D

Council Tax: A

ENTRANCE HALLWAY: Step through the double-glazed entrance door into the welcoming hallway, featuring a turned staircase leading to the first floor.

LOUNGE/DINING ROOM: 19'5 x 13'0, (5.91m x 3.96m). A spacious dual-aspect reception room with double-glazed windows to the front and rear, allowing plenty of natural light. The room is centred around an attractive marble-effect fireplace with a matching inset and hearth, incorporating a living flame-effect gas fire. A double radiator completes this comfortable living space.

BREAKFAST KITCHEN: 14'1 x 9'3, (4.29m x 2.81m). Fitted with a range of wall and base units, cupboards, and a single drainer sink unit. The kitchen includes gas cooker points, a combination boiler neatly housed within a unit, and space for both a washing machine and fridge freezer. A double-glazed rear window and double-glazed door to the side provide excellent natural light and convenient access to the garden.

FIRST FLOOR LANDING AREA: The landing features a double-glazed side window and provides access to the boarded loft via a loft ladder, offering useful additional storage.

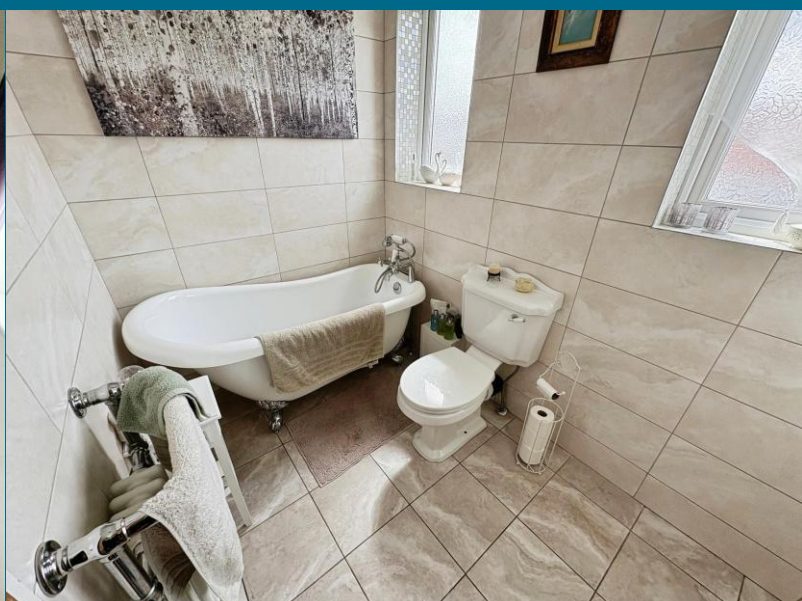
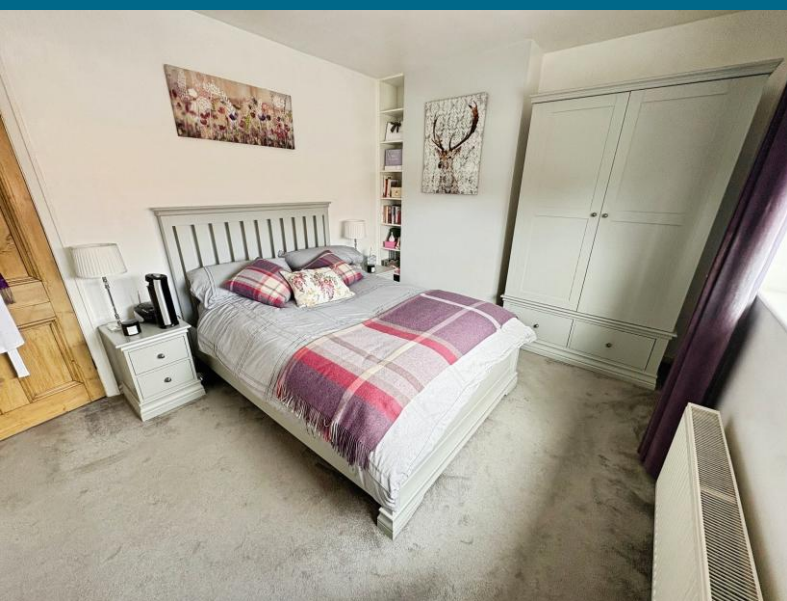
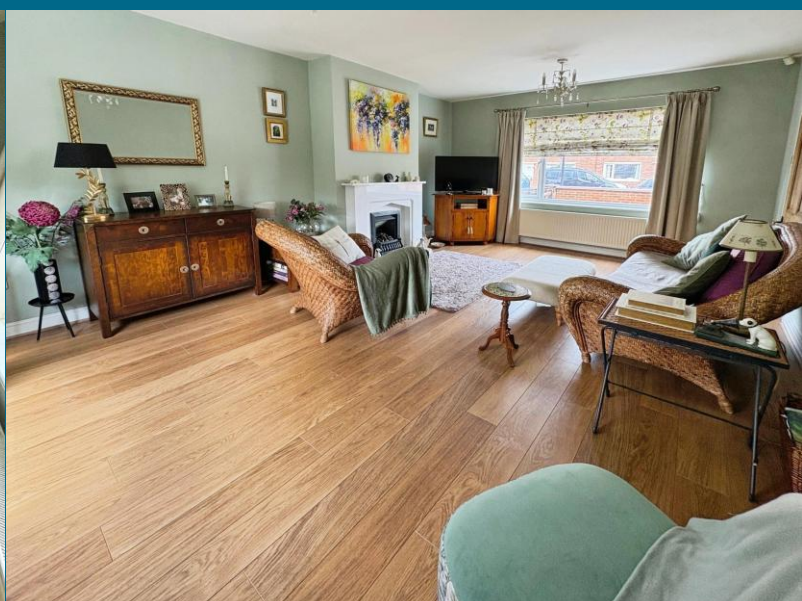
BEDROOM ONE: 10'0 x 13'0, (3.04m x 3.96m) into alcove. A generous principal bedroom with a double-glazed front-facing window and an alcove incorporating built-in shelving.

BEDROOM TWO: 9'1 x 12'8, (2.76m x 3.86m). A well-proportioned double bedroom overlooking the rear garden, complete with a double radiator.

BEDROOM THREE: 10'0 x 6'2, (3.04m x 1.87m). A versatile third bedroom featuring a double-glazed front-facing window and built-in wardrobes with shelving, making it ideal as a child's bedroom, home office, or dressing room.

FAMILY BATHROOM: The fully tiled family bathroom comprises a pedestal wash hand basin, slipper bath, step-in electric shower cubicle, low-level WC, and a heated towel rail. Two frosted double-glazed rear windows provide natural light while maintaining privacy, and a radiator adds further comfort.

EXTERNALLY: To the front, the property enjoys a well-maintained garden with a block-paved driveway providing off-street parking, all enclosed by walled boundaries. The rear garden is predominantly laid to lawn and complemented by mature flower, tree, and shrub borders, creating an attractive outdoor space. A garden shed offers additional storage, while double timber gates provide access to further block-paved off-street parking to the side.



PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband: Cable

Mobile Signal Coverage Blackspot: No

Parking: 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.

Please note that a non-refundable AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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...): 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 no accessibility adaptations.

TENURE

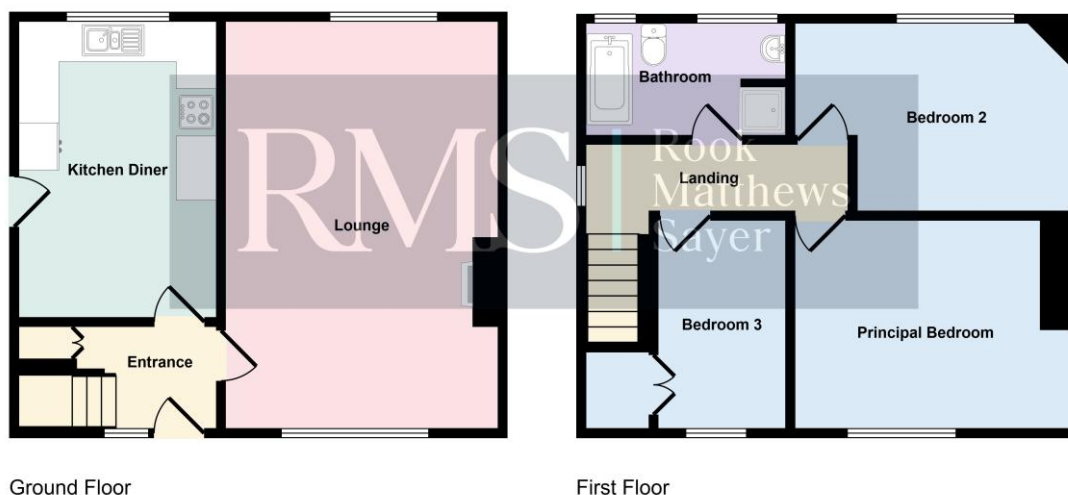
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: A

EPC RATING: D

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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.

FLOORPLAN

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

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.

