



Wensleydale Drive | Forest Hall | NE12 7JH

# Asking Price: £220,000

This two-bedroom semi-detached bungalow is in the popular residential area of Forest Hall, on the outskirts of Newcastle upon Tyne. The property offers single-storey living with one reception room, a separate kitchen and a bathroom, making it suitable for buyers seeking a practical layout.

Forest Hall provides a range of local amenities, including independent shops, cafés and everyday services around Forest Hall village centre and the nearby Great Lime Road. Benton ASDA and other larger retail options are a short drive away, adding to the convenience of the location.

For outdoor space, residents have access to local parks and green areas in and around Forest Hall, with further leisure and recreational facilities available in neighbouring Longbenton and Killingworth.

Public transport links are good, with Benton Metro station and Palmersville Metro station both accessible by a short drive or bus ride, offering regular services into Newcastle city centre and the wider Tyneside network. Journeys into Newcastle city centre by Metro typically take around 15–20 minutes, providing straightforward commuting and access to major shopping, employment and cultural destinations.

The area is served by a selection of primary and secondary schools in Forest Hall and the surrounding districts, making this location suitable for those wanting access to local education options.

The property falls within Council Tax Band C. This semi-detached bungalow represents an opportunity to purchase a two-bedroom home in an established suburban setting with access to local facilities and transport connections.

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**Popular Forest Hall location**

**Semi-detached bungalow**

**Two good-sized bedrooms**

**Off street parking**

**Fabulous rear garden**

**Tenure: Freehold**

**EPC: TBC**

**Council Tax band: C**

**PROPERTY DESCRIPTION:**

**ENTRANCE DOOR** to:

**ENTRANCE PORCH:** Laminate flooring door to:

**ENTRANCE HALLWAY:** radiator, laminate flooring, one double door opening storage cupboard, one single door opening storage cupboard, access to partially boarded loft with lighting and pull-down loft ladder.

**LOUNGE:** (front): 11'7 into alcoves x 15'4 plus into bay (3.53m x 4.67)  
Feature fire place with surround, electric feature fire, radiator, coving to ceiling, UPVC double glazed bay window to front.

**KITCHEN:** (front): 6'8 max x 12'8 max (2.03m x 3.86m)

Fitted with a range of wall and base units with work surfaces incorporating a 1 ½ bowl sink unit with mixer tap, gas hob, extractor hood, integrated dishwasher, integrated under bench fridge, UPVC double glazed window to front.

**UTILITY:** 6'8 max x 8'4 into recess (2.03m x 2.54m)

Fitted wall and base units with work surfaces, space for fridge freezer, space for washing machine, space for tumble dryer, radiator, cupboard housing combination boiler, UPVC double glazed door with frosted window to rear garden.

**FAMILY BATHROOM:** Briefly comprising; low level W.C., step in shower cubicle with mains shower, wash hand basin in vanity unit, tiled walls, laminate flooring, heated towel rail, extractor fan, UPVC double glazed frosted window to side, spotlights to ceiling.

**BEDROOM TWO:** (rear): 10'5 x 9'9 (3.18m x 2.97m)

UPVC double glazed French doors to rear garden, radiator.

**BEDROOM ONE:** (rear): 14'0 into bay plus into robes x 11'7 (4.27m x 3.53m)

UPVC double glazed bay window to rear, built in wardrobes, radiator.

**PART GARAGE:** (ideal for storage): 8'9 x 7'5 (2.67m x 2.26m)

Electric roller door, lighting and power points.

**EXTERNALLY:** An extensive block paved driveway to front with planted border and walled boundaries.

Wonderful rear garden with patio and lawned areas, mature shrubbery and trees, and wooden shed.

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#### PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: GAS CENTRAL

Broadband: FIBRE TO PREMISES

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.

#### 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: LOW RISK- ZONE 1

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:

- E.g. Ramp access to front door
- E.g. Accessible handrail to side door
- E.g. Wet room to ground floor
- E.g. Lift access to first 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: C

#### EPC RATING: TBC

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Floorplan

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.