



Woodlea | Forest Hall | NE12 9BG

Offers Over: £225,000

This three-bedroom semi-detached house in Forest Hall, situated in a well-regarded residential area to the north-east of Newcastle upon Tyne. The property is presented in immaculate condition and offers practical accommodation suited to families and first-time buyers. The ground floor features a hallway, ground floor WC., wonderful lounge offering a defined living area with staircase to first floor, beautiful kitchen with dining space, providing a functional area for everyday meals and informal entertaining, and rear lobby area with door to rear garden. Upstairs, the accommodation comprises two double bedrooms and one single bedroom. The main bedroom includes built-in wardrobes, maximising storage and floor space. The property also includes a family bathroom briefly comprising; low level W.C., panelled bath, wash hand basin in vanity unit. The loft is fully boarded for extra storage solutions. A double drive to the rear of the property, with space for a further vehicle on the front drive.

Forest Hall is known for its local amenities, including shops, cafés and services around the village centre and along Station Road. A range of nearby schools makes the area particularly convenient for families. Public transport links are strong, with Palmersville and Benton Metro stations both accessible from Forest Hall, offering regular services into Newcastle city centre in around 15–20 minutes and to the coast at Tynemouth and Whitley Bay. Bus routes operate locally, connecting surrounding suburbs and key destinations. Green spaces such as Springfield Park and the wider amenities of Killingworth, including its lake and retail facilities, are within easy reach, while road links via the A19 and A1058 provide straightforward access across Tyneside.

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Semi-Detached

Immaculate interior

Three bedrooms

EPC:TBC

Off-street parking

Council tax: C

Downstairs W.C.

Tenure: Freehold

PROPERTY DESCRIPTION:

ENTRANCE DOOR to

ENTRANCE HALLWAY: UPVC double glazed window to side, radiator, laminate flooring.

DOWNSTAIRS CLOAKS/W.C.: hand washbasin, low level w.c., radiator, frosted double glazed window to front.

LOUNGE: (front): 15'8 x 14'7 (4.77m x 4.45m)
Two vertical radiators, staircase to first floor, laminate flooring, UPVC double glazed window to front.

KITCHEN/DINING: (rear): 14'7 x 8'3 (4.45m x 2.52m)
Fitted wooden wall and base units with work surfaces incorporating; a 1 ½ bowl sink unit with mixer tap, gas hob, extractor hood, electric oven, under bench fridge and freezer, integrated washing machine, modern vinyl flooring, two UPVC Double glazed window to rear, UPVC double glazed door to

REAR LOBBY: Double glazed windows to both sides, UPVC double glazed door to rear garden.

FIRST FLOOR LANDING AREA: UPVC double glazed window to side, access to fully boarded loft.

FAMILY BATHROOM: Briefly comprising low level W.C., panelled bath, wash hand basin in vanity unit, heated towel rail, laminate flooring, UPVC double glazed frosted window to rear.

BEDROOM ONE: (front): 13'3 x 8'4 (4.03m x 2.54m)
Built in wardrobes, radiator, UPVC double glazed window to front.

BEDROOM TWO: (rear) 10'8 x 8'4 (3.26m x 2.53m)
Radiator, UPVC double glazed window to rear.

BEDROOM THREE: (front): 10'6 x 6'1 (3.20m x 1.86m)
Radiator, UPVC double glazed window to front.

EXTERNALLY:

Front;

Block paved driveway, hedges to side.

Rear;

Wall and fence enclosed rear garden, stunning patio area, artificial grassed area for easy maintenance, gate to double driveway at the rear of the property.

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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.

AGENTS NOTE

Under the terms of the Estate Agents Act 1978 (section 21) please note that the vendor of this property is an employee of Rook Matthews Sayer / the Connells Group of companies.

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

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

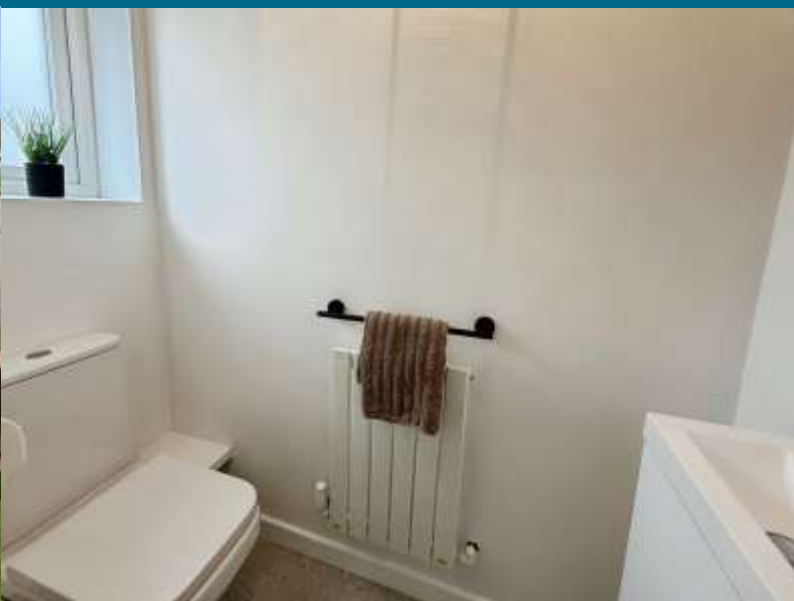
TENURE

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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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.