



Cresswell Avenue | Forest Hall | NE12 9DU

# Offers Over £230,000

This four-bedroom semi-detached house is offered for sale in Forest Hall, providing a practical layout suitable for families. The property features an open-plan reception room and kitchen, creating a central space for everyday living and dining. The kitchen area is arranged to support modern family routines, while the adjoining reception space offers flexibility for seating and dining arrangements.

Accommodation comprises three double bedrooms and one single bedroom, offering options for family members, guests or a home office. There is a family bathroom serving the bedrooms. Externally, the property benefits from a garden, providing outdoor space for relaxation or children's play. The home falls within Council Tax Band A.

Forest Hall offers a range of local amenities, including shops, supermarkets and cafés along the local high street. Families will find several nearby schools in the area, making the location convenient for school runs and after-school activities. Local parks and green spaces around Forest Hall provide opportunities for walking and outdoor recreation.

The area benefits from good public transport links. Forest Hall is well placed for access to nearby Metro stations such as Benton and Palmersville, which provide regular services into Newcastle city centre, typically in under 20 minutes, as well as connections towards the coast. Bus routes through Forest Hall offer additional links to surrounding districts and major employment centres. Road connections give straightforward access to the A19 and A1 for commuting by car.

This semi-detached house represents a functional family home in a well-served residential area of Forest Hall.

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**Four-bedroom semi-detached family home**

**Close to local amenities**

**Open-plan kitchen and reception**

**Council Tax A**

**Private garden**

**EPC: TBC**

**Off-street parking**

**Tenure: Freehold**

**ENTRANCE PORCH:** Accessed via the entrance door.

**LOUNGE:** 28'7 x 18'8, (8.71m x 4.09m) max. A spacious open-plan lounge featuring a double-glazed window to the front elevation allowing ample natural light, an impressive inglenook fireplace, three feature radiators, alcoves, ceiling spotlights, and double-glazed French doors. The room flows seamlessly into the breakfast kitchen.

**BREAKFAST KITCHEN:** 9'3, (2.08m). Fitted with a range of wall and base units, incorporating a built-in gas double oven with electric hob and extractor fan, along with space for a fridge freezer. The walls are tiled and there is access through to the utility room.

**UTILITY:** Featuring a low-level W.C., wash hand basin, and double-glazed windows to the front and side elevations.

**FIRST FLOOR LANDING AREA:** Providing access to the loft space via a loft ladder.

**BEDROOM ONE:** 12'2 x 9'6, (3.70m x 2.89m) into alcoves. The principal bedroom benefits from a double-glazed window to the front elevation, double radiator, alcoves, and access to a walk-in wardrobe/storage area.

**BEDROOM TWO:** 9'2 x 12'1, (4.57m x 2.26m). Featuring a double-glazed window to the rear elevation and radiator.

**BEDROOM THREE:** 8'4 x 8'6, (2.54m x 2.59m). Featuring a double-glazed rear window and radiator.

**BEDROOM FOUR:** 7'3 x 8'6, (2.20m x 2.59m). Featuring a double-glazed rear window and radiator.

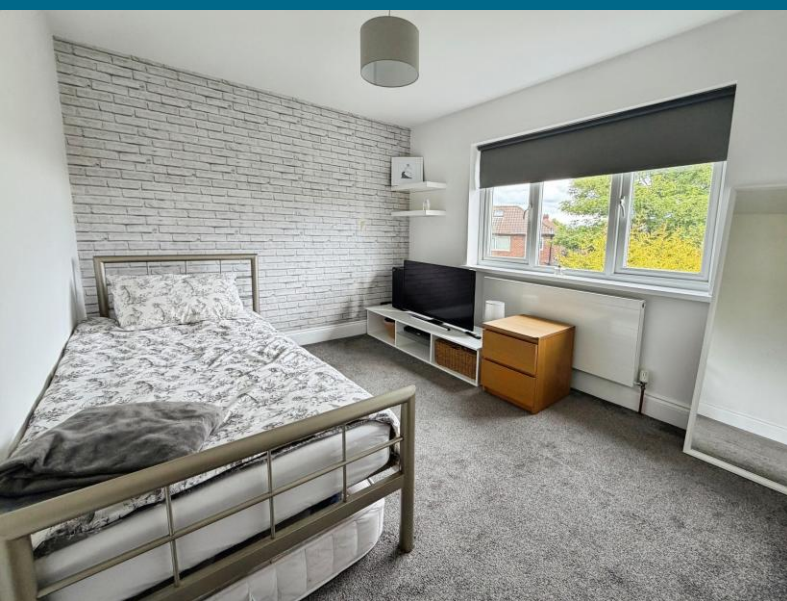
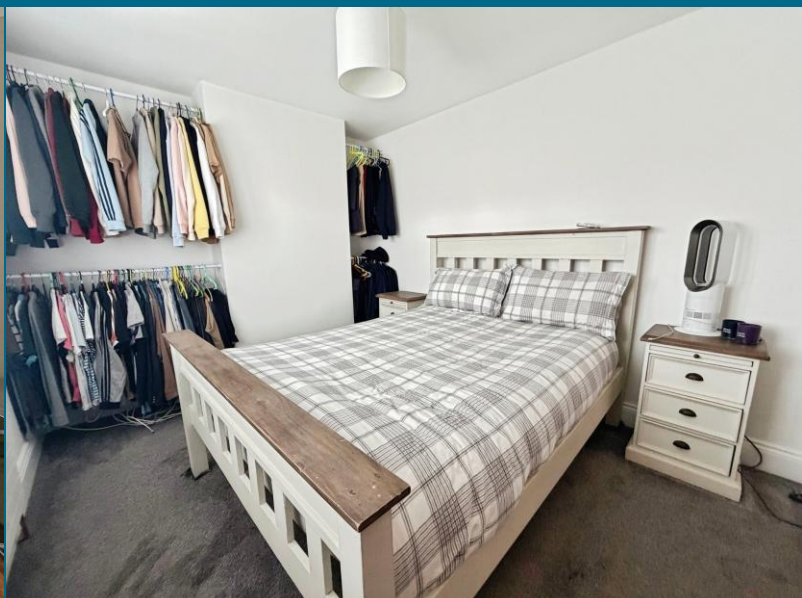
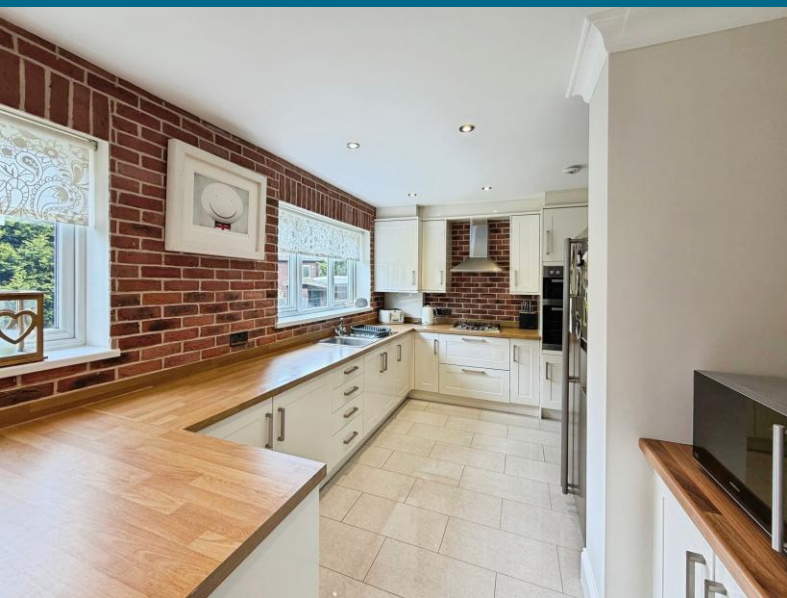
**FAMILY BATHROOM:** Comprising a walk-in mains-fed twin-headed shower, wash hand basin, low-level W.C., heated towel rail, ceiling spotlights, tiled walls and flooring, and a double-glazed frosted rear window.

**EXTERNALLY:** Externally, the property enjoys patio, lawned, and gravelled garden areas with hedged and fenced boundaries, two garden sheds, and an external water supply.

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## PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

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.

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

## BUILDING WORKS

Any known planning permissions or proposals in the immediate locality: NO

Outstanding building works at the property: NO

## 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: TBC**

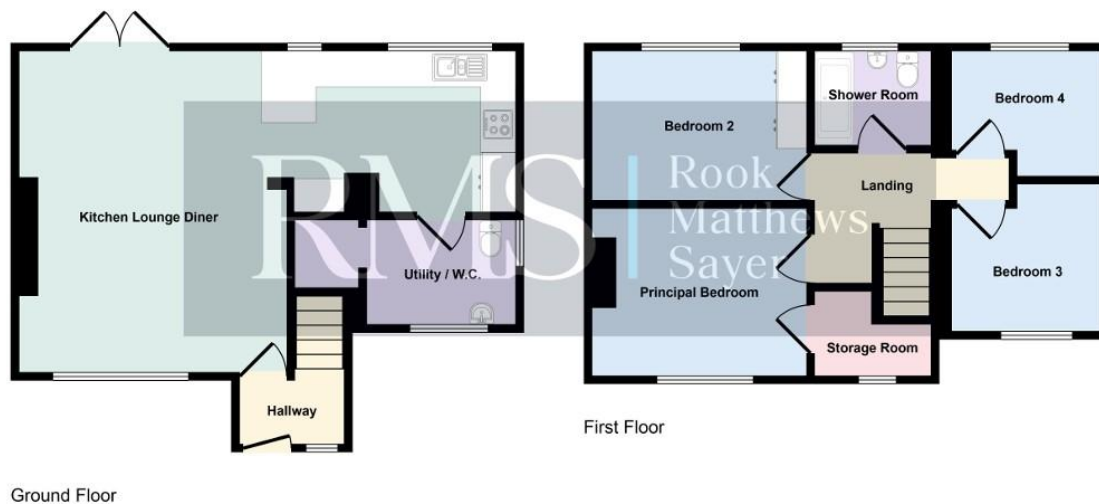
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## FLOORPLAN

EPC RATING TBC

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