



Garden Croft | Forest Hall | NE12 9LT

Offers Over £170,000

We are delighted to present this extended family home situated in a prime cul de sac on Garden Croft combining comfortable living within a convenient setting. Step inside and the entrance lobby leads to a spacious lounge with a box bay window with leaded top lights which bring character and natural light into the living area. The rear lobby leads to a useful guest w.c and the good sized breakfasting kitchen with room for a table which is perfect for family get togethers, well equipped with everything needed.

The extension to the rear provides a dining room, suitable for a variety of uses with French doors enjoying a lovely outlook over the rear garden.

Upstairs the first floor landing gives access to two double bedrooms and a stylish refurbished shower room. A further staircase leads to the boarded roof space with Velux window to the rear offering fantastic storage solutions.

Externally there is a generous block paved driveway to the front providing ample room for parking and an enclosed garden to the rear.

Superbly positioned within walking distance of Forest Hall with its plethora of local shops, schools and excellent transport links and with the added benefit of no onward chain. Internal inspection highly recommended.

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Traditional Semi Detached

Sought After Location

Cul De Sac Position

Refurbished Shower Room

Gardens & Off-Street Parking

Freehold

EPC: TBC

Council Tax: B

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

DOWNSTAIRS CLOAKS/W.C.: Fitted with a wash hand basin, low-level W.C., and a wall-mounted combination boiler installed in 2025.

LOUNGE: 13'4 x 12'2, (4.06m x 3.70m) into alcove, plus bay. A bright and inviting reception room featuring a double-glazed bay window to the front, allowing plenty of natural light to fill the space. Additional features include a dado rail, ceiling coving, alcoves, a double radiator, and a wood-surround gas fire with tiled inset and marble hearth.

REAR LOBBY: Providing access to the W.C., storage room, kitchen, and dining room.

DINING ROOM: 9'5 x 7'8, (2.87m x 2.33m). A pleasant dining space, ideal for family meals and entertaining guests, featuring a double radiator and double-glazed French doors opening onto the rear garden.

BREAKFAST KITCHEN: 17'5 x 8'7, (5.30m x 2.61m). Fitted with a range of wall and base units complemented by work surfaces and a single drainer sink unit. There is space for both a washing machine and a fridge freezer. Further benefits include a double-glazed rear window and partially tiled walls.

FIRST FLOOR LANDING AREA: Featuring a double-glazed window to the front and providing access to the first-floor accommodation, with a staircase leading to the second floor.

BEDROOM ONE: 10'9 x 8'5, (3.27m x 2.56m). The principal bedroom enjoys a double-glazed front-facing stained-glass window and benefits from fitted furniture and wardrobes, providing ample storage.

BEDROOM TWO: 8'3 x 10'5, (2.51m x 3.18m). Featuring a double-glazed window to the rear, ceiling coving, and a double radiator.

BOARDED ROOF SPACE: 13'6 x 12'9, (4.11m x 3.88m). A useful boarded loft space featuring a double radiator, eaves storage, and two double-glazed Velux windows to the rear.

FAMILY BATHROOM: Comprising a step-in mains twin-headed shower cubicle with glass screen, a wash hand basin set within a vanity unit, low-level W.C., and an extractor fan. There is also a double-glazed frosted side window and a radiator.

EXTERNALLY: To the front, there is a gravelled garden area and a block-paved driveway providing convenient off-street parking, together with an external water supply. The enclosed rear garden is laid mainly to lawn and features a patio and decked seating area, all bounded by fencing for added privacy.

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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/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.

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.

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: B

EPC RATING: TBC

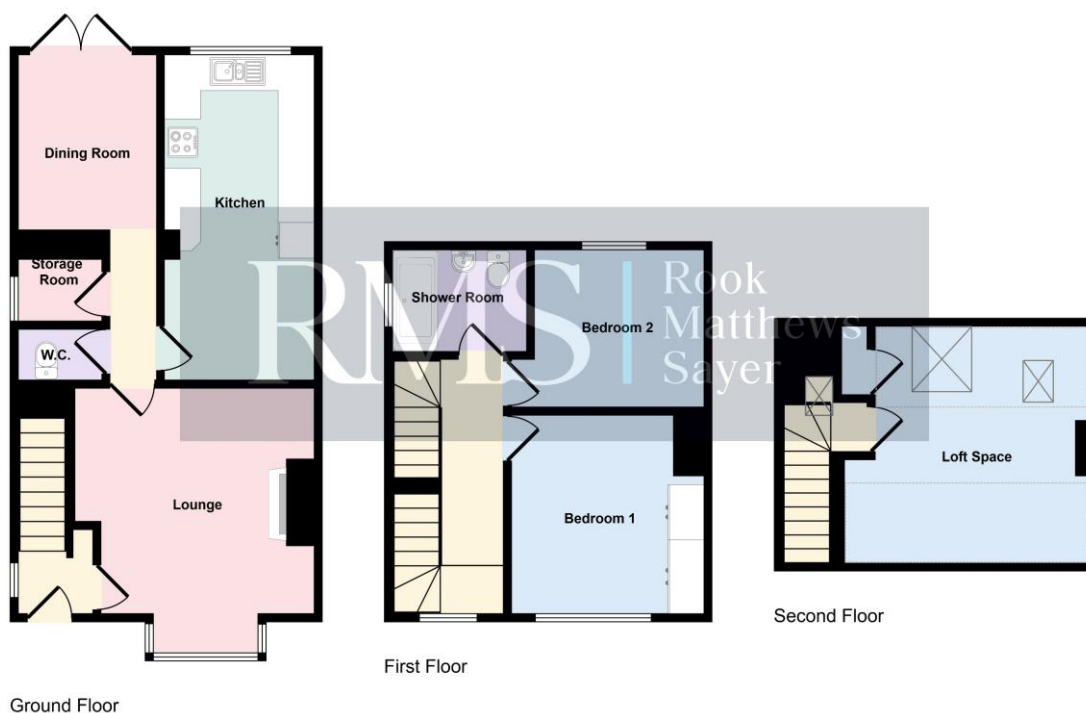
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Denotes head height below 1.5m

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.

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.

