



Cresswell Avenue | Forest Hall | NE12 9DU

Offers Over £175,000

This beautiful two-bedroom semi-detached house is in the popular area of Forest Hall, offering an appealing opportunity for first-time buyers. The property provides a welcoming hallway, cosy lounge, well-appointed kitchen with garden views, Utility room, downstairs W.C., family shower room, along with two double bedrooms, making it a practical home for individuals, couples or a small family. Council Tax Band A contribute to manageable running costs.

Forest Hall benefits from a good range of local amenities, including shops, cafés and services around Forest Hall village centre and nearby Benton. Richardson Dees Park and other local green spaces are within easy reach, providing opportunities for walking and leisure.

The area is well regarded for its access to nearby schools, with a choice of primary and secondary education options in Forest Hall and the surrounding North Tyneside area, making the location suitable for buyers looking to settle locally.

Public transport links are convenient, with Benton Metro station and Palmersville Metro station both accessible from the property, offering regular services into Newcastle city centre, Whitley Bay and Tynemouth. Typical journey times to Newcastle city centre by Metro are around 15–20 minutes, providing a practical commute for work or study, as well as straightforward access to shops, restaurants and cultural venues. Road connections are also strong, with routes towards the A19 and Coast Road placing the wider Tyne and Wear region within easy driving distance. Overall, this two-bedroom semi-detached house for sale in Forest Hall represents a well-located option for first-time buyers seeking local amenities and transport links.

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Semi-detached with practical layout

Easy access to A19 and Coast Road

Ideal for first-time buyers

Tenure: Freehold

Two spacious double bedrooms

EPC: D

Large driveway

Council Tax Band: A

PROPERTY DESCRIPTION:

ENTRANCE DOOR to:

ENTRANCE HALLWAY: Staircase to first floor, radiator, wood flooring, UPVC double glazed frosted window to front.

LOUNGE: (front): 15'5 into alcove x 10'9 max (4.70m x 3.28m)
Double radiator, vertical radiator, UPVC double glazed bow window to front.

KITCHEN: (rear): 12'6 x 7'4 (3.81m x 2.24m)
Fitted wall and base units with work surfaces incorporating single bowl sink unit with mixer tap, built in electric hob, built in electric oven, space for fridge/freezer, breakfasting space, space for tumble dryer, spot lights to ceiling, laminate flooring, two UPVC double glazed windows to rear.

UTILITY:

Space for washing machine, storage shelves, base unit with work surface, part tiled walls, laminate flooring, UPVC double glazed door to garden.

DOWNSTAIRS W.C.:

Low level W.C., pedestal wash hand basin, radiator, combination boiler, UPVC double glazed frosted window to rear.

FIRST FLOOR LANDING AREA: UPVC double glazed frosted window to side, access to boarded loft space which has had insulation fitted around six years ago.

BEDROOM ONE: (front): 15'7 into alcove x 9'6 into recess (4.75m x 2.90m) Double radiator, built in storage cupboard, wood laminate flooring, UPVC double glazed windows to front.

BEDROOM TWO: (rear): 12'0 into recess x 9'0 max (3.66m x 2.74m) Double radiator, modern wall panel, UPVC double glazed window to rear.

FAMILY SHOWER ROOM: (rear): Low level W.C., walk in shower with glass screen, bowl sink in vanity unit with mixer tap, tiled walls, tiled floor, heated towel rail, extractor fan, UPVC double glazed frosted window to rear.

EXTERNALLY:

Front: Largely paved driveway, planted graveled border, gate access to rear garden.

Rear: Mainly paved, lawned area, shed, fenced boundaries.

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PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains Gas
Broadband: ADSL Copper Wire
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: 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		