



## Garden Croft

### Forest Hall

- Semi detached
- Two bedrooms
- EPC: TBC
- Council tax band: B
- Tenure: Freehold

**Asking Price: £175,000**



0191 266 7788  
22 Station Road, Forest Hall, NE12 9AD

ROOK  
MATTHEWS  
SAYER

[www.rookmatthewssayer.co.uk](http://www.rookmatthewssayer.co.uk)  
[foresthall@rmsestateagents.co.uk](mailto:foresthall@rmsestateagents.co.uk)



# Garden Croft

## Forest Hall

Situated in a prime cul-de-sac with easy access to nearby schools, local amenities, and green spaces, is this immaculately presented, semi-detached home for sale. An ideal property for families and couples alike, this residence boasts a recently renovated interior that is sure to impress. The property benefits from a spacious, split-level west-facing garden, providing a fantastic space for outdoor activities and offering plenty of natural light throughout the day. The interior of the house is equally impressive and finished to an excellent standard. Within the property, you will find two double bedrooms. The master bedroom is notably spacious, flooded with natural light, making it the perfect retreat after a long day. The second double bedroom also offers comfortable accommodation for family or guests. There is a modern bathroom fitted with a heated towel rail, adding a touch of luxury and convenience to your daily routines. The property also features a contemporary kitchen equipped with modern appliances, a dining space, and direct access to the garden, making it the perfect place for entertaining. Moving on, the property includes a reception room that is inviting and full of character. The room is adorned with large windows, allowing ample sunlight to brighten up the space, creating a warm and welcoming ambiance. In impeccable condition and decorated with a tasteful palette, this property is more than just a house; it's a home. The unique features of this property, combined with its ideal location, make it an opportunity you won't want to miss.

**Living Room:** 14'10" (into bay) x 13'05" (into alcove) - 4.52m x 4.09m

**Kitchen:** 7'06" x 16'10" - 2.29m x 5.13m

**Bedroom One:** 11'00" x 10'07" - 3.35m x 3.22m

**Bedroom Two:** 8'05" x 10'05" - 2.57m x 3.18m

**Bathroom:** 8'01" x 6'00" - 2.46m x 1.83m

### PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: GAS CENTRAL

Broadband: FIBRE

Mobile Signal Coverage Blackspot: NO

Parking: OFF 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.

### 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: B

EPC RATING: TBC

FH00008630 .NF.NF.04/03/2025.V.1



**Important Note:** Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

**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.

**16 Branches across the North-East**

