



## 2 bed semi-detached house to buy in NE12

Farne Road, Forest Hall, Newcastle upon Tyne, Tyne and Wear, NE12 9DY

# £155,000

🏠 x2 🚗 x1 🚲 x1

Tenure

**Freehold**

## Property features

- ✓ Energy Rating TBC
- ✓ Semi Detached Home
- ✓ Close To Local Amenities
- ✓ Sought After Location
- ✓ EPC Rating D

On Street parking

Garden

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Electric

## Description

We are delighted to offer for sale this well-presented, two-bedroom semi-detached house located in the highly sought-after area of Forest Hall, on Farne Road. This residential property offers an ideal living space for various types of buyers.

Upon entering the ground floor of the property, you'll find a bright hallway leading into a lounge/dining room with an open aspect to the front. The house benefits from a spacious, fully fitted kitchen which provides plenty of storage and worktop space - an ideal setting for home cooking.

The first floor presents two generously sized bedrooms, both offering ample storage space and plenty of natural light. The family bathroom is also located on this floor, which has been stylishly fitted with a modern three-piece suite including a bath, wash basin and toilet.

In addition to the well-proportioned interior, the property also benefits from a private paved rear garden which is a fantastic space for outdoor dining and entertaining during the warmer months, or simply for enjoying a spot of relaxation.

Situated in the heart of Forest Hall, the property's location offers a range of local amenities including retail shops, a variety of restaurants and excellent transportation links in and out of Newcastle city centre.

This is a wonderful opportunity to purchase a charming semi-detached property in a popular location. Early viewing is highly recommended to avoid disappointment as homes in this area do not stay on the market for long.

For more information, or to schedule a viewing, please contact Pattinson Estate Agents 0191 2150677 or email:- [forest.hall@pattinson.co.uk](mailto:forest.hall@pattinson.co.uk)

Council Tax Band: A

Tenure: Freehold

Price: £155,000

Property Type: Semi-detached house

USPs: Garden

Parking: On Street

Heating: Electric, Gas

## External



## Entrance Hall

UPVC double glazed door, stairs to the first floor, under stairs storage cupboard, radiator, laminate flooring.



## Lounge/Dining Room

6.60m x 3.10m (21'7" x 10'2")

UPVC double glazed bay window to the front elevation, two radiators, feature fireplace as the rooms focal point, UPVC double glazed patio doors opening out into the enclosed paved garden.



## Dining Kitchen

5.91m x 4.28m (19'4" x 14'0")

A well fitted kitchen with ample wall and floor units with work surfaces, space for fridge freezer, wood effect flooring, radiator, UPVC double glazed windows to the front and rear elevation, wall mounted boiler, plumbing for washer, open through into the dining area, UPVC double glazed patio doors opening out to the rear.



## Dining Area



## First Floor Landing

UPVC double glazed window to the side access.

## Bedroom One

3.77m x 3.03m (12'4" x 9'11")

Two UPVC double glazed windows to the front elevation, radiator, built-in over stairs storage recess.



## Bedroom Two

3.27m x 2.75m (10'8" x 9'0")

UPVC double glazed window to the rear elevation, radiator.



## Bathroom

1.90m x 1.68m (6'2" x 5'6")

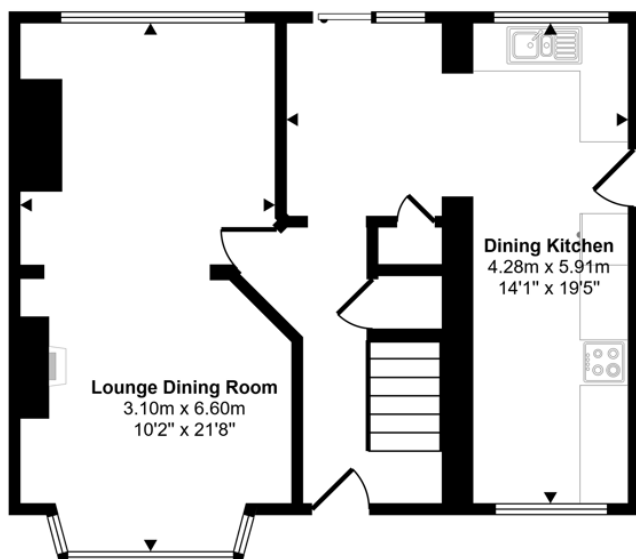
UPVC double glazed window to the rear elevation, panelled bath with mains shower over, pedestal wash hand basin, low level W/C, tiling to the walls and chrome wall mounted heated towel rail.



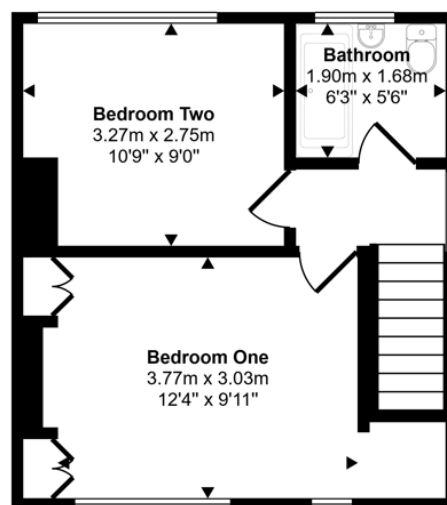
## Gardens

The property benefits from a private paved rear garden which is a fantastic space for outdoor dining and entertaining during the warmer months, or simply for enjoying a spot of relaxation, to the front there is a garden with gated access.

Approx Gross Internal Area  
78 sq m / 839 sq ft



Ground Floor  
Approx 46 sq m / 497 sq ft



First Floor  
Approx 32 sq m / 342 sq ft

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.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			79
(55-68) <b>D</b>		64	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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Contact your local branch today for more information on this property:

**79 Victoria Road East, Thornton-Cleveleys, Lancashire, FY5 5BU, [www.sea.co.uk/index.php](http://www.sea.co.uk/index.php)**

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