



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

Clousden Drive, Forest Hall, Newcastle upon Tyne, Tyne and Wear, NE12 9DS

# £145,000

🏠 x2 🛋️ x1 🚗 x1

Tenure

**Freehold**

Driveway parking

## Property features

✓ EPC Rating E

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: E
- ✓ Heating supply: Gas

## Description

Pattinson is delighted to bring to the market this beautifully presented two-bedroom semi-detached home on the highly sought-after Clousden Drive.

Finished to a high standard throughout, this charming property offers bright, comfortable living space and is sure to appeal to a wide range of buyers, including first-time purchasers, downsizers, and young families. Situated on a popular residential street, the home benefits from an ideal location close to local shops, well-regarded schools, and excellent transport links providing easy access to Newcastle City Centre and the Coast.

The well-proportioned accommodation briefly comprises: an inviting entrance hall, a spacious and welcoming lounge with a feature brick fireplace, and a bright kitchen/dining room with patio doors leading out to the rear garden. To the first floor, there are two good-sized bedrooms and a well-appointed shower room. The property further benefits from a newly installed boiler, gas central heating, double glazing, and well-maintained front and rear gardens, along with driveway parking. The property was last rewired in 2021.

Homes in this desirable area are in high demand, so early viewing is strongly recommended to avoid disappointment.

For further information or to arrange a viewing, please contact us on 0191 215 0677 or email [forest.hall@pattinson.co.uk](mailto:forest.hall@pattinson.co.uk)

Council Tax Band: A

Tenure: Freehold

Price: £145,000

Property Type: Semi-detached house

Parking: Driveway

Heating: Gas

## Living Room

4.70m x 3.30m (15'5" x 10'9")

A spacious and inviting living room featuring a large double-glazed window that floods the space with natural light, a stylish painted brick fireplace with wood mantel, and neutral carpeting throughout, creating a warm and comfortable atmosphere.



## Kitchen

2.24m x 5.76m (7'4" x 18'10")

A bright and well-proportioned kitchen and dining area featuring a range of fitted wall and base units with contrasting work surfaces, integrated oven and hob with extractor over, and space for appliances. The room benefits from patio doors leading directly out to the rear garden, allowing plenty of natural light, alongside a designated dining space ideal for a table and chairs, making this a practical and sociable family space



## Bedroom 1

4.34m x 2.91m (14'2" x 9'6")

A generous double bedroom with neutral décor, fitted carpet, and a large double-glazed window allowing plenty of natural light. The room benefits from a range of built-in wooden wardrobes and additional storage units, providing ample space for clothing and belongings.



## Bedroom 2

2.75m x 3.67m (9'0" x 12'0")

A well-proportioned second bedroom featuring a large double-glazed window overlooking the rear garden, fitted carpet, and a radiator beneath the window. This versatile room would make an ideal guest bedroom, children's room, or home office.



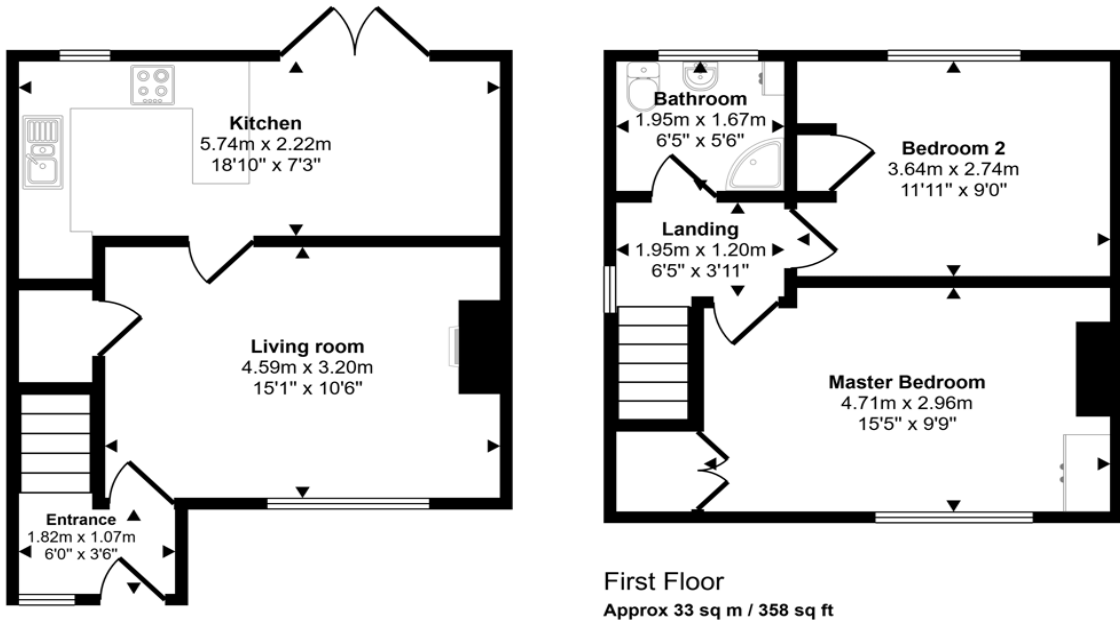
## Bathroom

1.67m x 1.97m (5'5" x 6'5")

A compact yet well-designed bathroom fitted with a three-piece suite comprising a walk-in corner shower, built-in hand basin set within neutral wood cabinetry, and a low-level WC. The room offers practical storage with an integrated cupboard and floating shelves, and benefits from a bright window above the sink providing natural light and ventilation.



Approx Gross Internal Area  
67 sq m / 723 sq ft



**Ground Floor**  
Approx 34 sq m / 364 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>			75
(55-68) <b>D</b>			
(39-54) <b>E</b>		48	
(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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