



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

Meadway, Forest Hall, Newcastle upon Tyne, Tyne and Wear, NE12 9RD

**£135,000** Starting Bid

🏠 x2 🚗 x1 🚻 x1

Tenure

**Freehold**

## Property features

- ✓ Energy Rating TBC
- ✓ Sought After Location
- ✓ Close To Local Amenities
- ✓ Gardens/Drive
- ✓ EPC Rating F

Driveway parking

Garden

## Key Information

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

## Description

SECURE PURCHASE - MOVE IN 4 WEEKS! FIRST TIME BUYERS - TWO BEDROOM - SEMI DETACHED

This charming two-bedroom, semi-detached house is ideally situated in the highly sought-after area of Forest Hall, on Meadway. Available for Residential Sale with no upper chain, the property offers a fantastic opportunity to purchase a well-maintained home in a prime location.

As you step inside the property, you'll be greeted by a light-filled reception room, perfect for entertaining guests or relaxing after a long day. The stylish, modern kitchen is well-fitted with all necessary fixtures, ensuring that preparation and cooking can be done with ease.

The property boasts two generously-sized bedrooms, each offering large windows, allowing natural light to pour in. The family shower room has been tastefully designed with modern fixtures and fittings.

This property presents a fantastic opportunity for first-time buyers or small families. With its prime location it blends both comfort and convenience.

Enjoy the benefits of residing in Forest Hall: a village known for its friendly community, local amenities and easy access to Newcastle City Centre. For those with children, there are a variety of well-regarded schools in the area as well.

Don't miss out this wonderful opportunity. Contact Pattinson Estate Agents to arrange a viewing at the earliest 0191 2150677 or email:- forest.hall@pattinson.co.uk

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £135,000

Property Type: Semi-detached house

USPs: Garden

Parking: Driveway

Heating: Electric

## External



## Entrance Porch

UPVC double glazed door and window units, hardwood half glazed door leading into the hall with stairs to the first floor.



## Lounge

4.42m x 2.98m (14'6" x 9'9")

UPVC square bay to the front elevation, feature electric fireplace as the rooms focal point, door leading into the kitchen.



## kitchen

4.41m x 2.06m (14'5" x 6'9")

A range of wall and floor units with complimenting work surfaces, stainless steel drainer unit with mixer tap, eye-level built-in electric oven, ceramic plate hob, space for fridge freezer, plumbing for washer, access into the sun room.



## Sun Room

4.54m x 2.12m (14'10" x 6'11")

UPVC door leading out to the garden.



## First Floor Landing

UPVC double glazed window to the side elevation, doors leading to all rooms.

## Bedroom One

3.47m x 2.88m (11'4" x 9'5")

UPVC double glazed window to the front elevation, built-in storage cupboard.



## Bedroom Two

2.69m x 2.19m (8'9" x 7'2")

UPVC double glazed window to the rear elevation.



## Shower Room

Walk-in shower cubicle, panelling to the walls, wall mounted chrome heated towel rail, vanity unit with wash basin inset, low level W/C,, built-in storage cupboard, UPVC double glazed window tot he side elevation, wall mounted heated chrome towel rail.

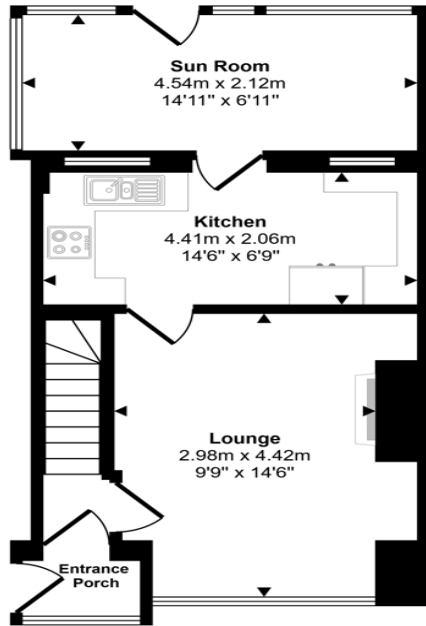


## Gardens/Drive

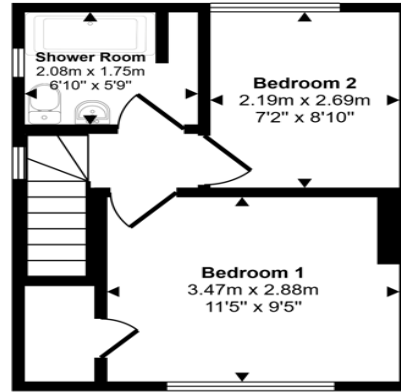
To the rear of the property there is a fence enclosed garden with elevated decked areas, to the front there is a garden and drive.



Approx Gross Internal Area  
65 sq m / 701 sq ft



Ground Floor  
Approx 40 sq m / 430 sq ft



First Floor  
Approx 25 sq m / 272 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>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	21	
(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:  
**G&T Properties Dudley Road, Brierley Hill, West Midlands, DY5 1HA,**  
<https://www.gandtproperties.co.uk/>

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