



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

Weardale Avenue, Forest Hall, Newcastle upon Tyne, Tyne and Wear, NE12 7HX

# £395,000

 x4
  x2
  x1

Tenure

**Freehold**

## Property features

- ✓ Energy Rating TBC
- ✓ Sought After Location
- ✓ Extended Family Home
- ✓ Close To Local Amenities
- ✓ EPC Rating D

Driveway parking

Garden

## Key Information

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

## Description

We are delighted to present this charming extended 4-bedroom semi-detached house located in the tranquil setting of Forest Hall, on Weardale Avenue. This property, up for residential sale, offers a perfect blend of comfort, style, and convenience.

The residence features a welcoming reception, providing ample socialising space boasting room for both dining and lounging. The spacious, well-appointed bedrooms create a cosy atmosphere for relaxation, with the master holding a particularly generous footprint. The property benefits from two modern bathrooms, each finished to an impressive standard, displaying fixtures of high quality and under floor heating to the ground floor.

Outside, there is a private rear garden - perfect for entertaining during the warmer months or simply enjoying peace and quiet. Upfront, there is a driveway providing ample off-street parking.

Forest Hall offers the serenity of suburban life while still being conveniently close to Newcastle upon Tyne's city centre, with all its amenities, vibrant nightlife, and cultural offerings.

This property is perfect for a growing family or professionals looking for ample space, modern living, and a peaceful yet well-connected location. Please contact Pattinson Estate Agents for more information about this attractive piece of real estate on 0191 2150677 or email:- [forest.hall@pattinson.co.uk](mailto:forest.hall@pattinson.co.uk)

Council Tax Band: C

Tenure: Freehold

Price: £395,000

Property Type: Semi-detached house

USPs: Garden

Parking: Driveway

Heating: Electric, Gas

## External



## Entrance Hall



## Open Plan Lounge

*4.18m x 3.50m (13'8" x 11'5")*



## Open Plan Dining Room/Family Area/Kitchen

*8.91m x 2.74m (29'2" x 8'11")*



## Open Plan Kitchen



## Conservatory

4.80m x 3.33m (15'8" x 10'11")



## Inner Hall

Leading to the Shower Room and Converted garage room.

## Shower Room

1.77m x 1.49m (5'9" x 4'10")



## Converted Garage

3.43m x 2.91m (11'3" x 9'6")



## First Floor Landing



## Loft Space



## Master Bedroom

3.82m x 3.14m (12'6" x 10'3")



## Bedroom Two

5.43m x 2.82m (17'9" x 9'3")



## Bedroom Three

3.32m x 2.52m (10'10" x 8'3")



## Bedroom Four

2.84m x 1.93m (9'3" x 6'3")



## Family Bathroom

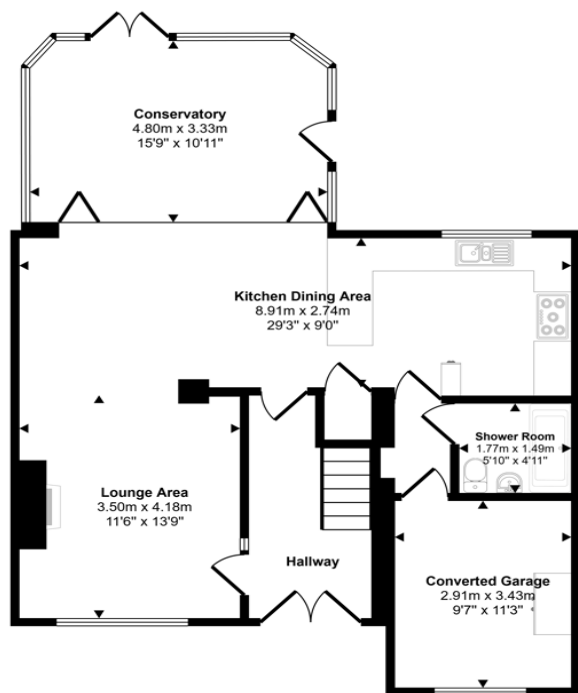
2.85m x 1.77m (9'4" x 5'9")



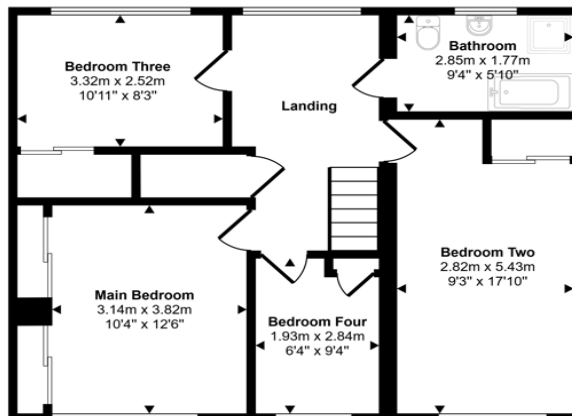
## Garden



Approx Gross Internal Area  
149 sq m / 1601 sq ft



Ground Floor  
Approx 83 sq m / 891 sq ft



First Floor  
Approx 66 sq m / 710 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>			73
(55-68) <b>D</b>		62	
(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	

Weardale Avenue, Forest Hall, Newcastle upon Tyne, Tyne and Wear, NE12 7HX

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

**134 High Street, Peterborough, Cambridgeshire, PE2 8DP, [www.mandairs.co.uk](http://www.mandairs.co.uk)**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

