



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

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

# £265,000

 x4  x2  x1

Tenure  
**Freehold**

## Property features

- ✓ Viewing Highly Recommended
- ✓ Sought After Location
- ✓ Fully Refurbished
- ✓ Close To Local Amenities
- ✓ EPC Rating C

Driveway & Garage parking

Garden

## Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: C
- ✓ Heating supply: Gas

## Description

We are delighted to offer for sale this semi detached family home which has been refurbished and is located on the sought after Meadway, in Forest Hall briefly comprising: entrance porch, hallway with stairs to the first floor, open plan lounge with UPVC double glazed picture window, dining area with UPVC double glazed French doors leading out into the garden and a redesigned contemporary kitchen with built-in appliances, access to the utility room with floor units with basin continuing the modern contemporary look, and a door to the ground floor W/C and UPVC double glazed window. To the first floor there are four bedrooms master with en-suite and a beautiful family bathroom.

Externally there are gardens to the front, side and rear with a drive for off street parking with the space to extend to multiple car parking. To the rear of the property there is a private fenced enclosed garden making it an ideal play area for the children and outdoor entertaining and barbecuing.

The property benefits from a full refurbishment, open plan living spaces, UPVC double glazing and gas central heating.

The Meadway Estate has always and will continue to be a very popular Family location ideally located within close proximity to the local amenities of Forest Hall which has a variety of shops, take away food outlets, restaurants, supermarkets, library and health centre. The village boasts four primary schools which are Forest Hall Primary School, St Marys RC Primary School, Ivy Road Primary School and West Moor Primary School. There is also George Stephenson High School in Killingworth and Longbenton Community College, good transport links to the A1 and A19, good local bus service to Newcastle City Centre.

To arrange a viewing email:- [forest.hall@pattinson.co.uk](mailto:forest.hall@pattinson.co.uk) or telephone 0191 2150677

Council Tax Band: C

Tenure: Freehold

Price: £265,000

Property Type: Semi-detached house

USPs: Garden

Parking: Driveway & Garage

Heating: Gas

## External



## Entrance Hall

entered by the porch with composite door, full length glazed door opening into the hall with stairs to the first floor, wood effect flooring, radiator.



## Open Plan Lounge

*4.25m x 3.34m (13'11" x 10'11")*

UPVC double glazed window to the front elevation, wood effect flooring, radiator, open through to the dining area and kitchen.



## Open Plan Kitchen/Dining Room

*5.31m x 3.19m (17'5" x 10'5")*

UPVC double glazed window to the rear elevation, a range of re-fitted units with complimenting work surfaces, built-in electric oven and microwave, vertical wall mounted radiator, stainless steel drainer with mixer flexi spray tap, recessed spotlights to the ceiling, induction hob with angled hood, wood effect flooring, UPVC double glazed French doors opening out into the garden, access to the utility and ground floor W/C, additional radiator to the dining area.



## Utility Room

UPVC double glazed windows to the side and rear elevation, wood effect flooring, radiator, UPVC double glazed door out to the rear garden, access to the ground floor W/C.

## Ground Floor W/C

UPVC double glazed window to the side elevation, wood effect flooring.

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## Bedroom One

3.56m x 2.99m (11'8" x 9'9")

UPVC double glazed window to the front elevation, radiator.

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## Bedroom Two

4.40m x 2.51m (14'5" x 8'2")

UPVC double glazed window to the side elevation, radiator.

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## En-Suite

2.45m x 0.84m (8'0" x 2'9")

Step-in shower cubicle with mains shower, wall mounted chrome towel rail, tiled floor, vanity unit with wash basin inset, low level W/C,, recessed spotlights, partial tiling to the walls.



## Bedroom Three

3.24m x 2.64m (10'7" x 8'7")

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



## Bedroom Four

2.53m x 2.29m (8'3" x 7'6")

UPVC double glazed window to the front elevation, radiator.



## Bathroom

2.58m x 1.62m (8'5" x 5'3")

UPVC double glazed window to the rear elevation, panelled bath with mains shower incorporating splash screen, partial tiling to the walls, wall mounted chrome towel rail, concealed W/C, vanity unit with wash basin.

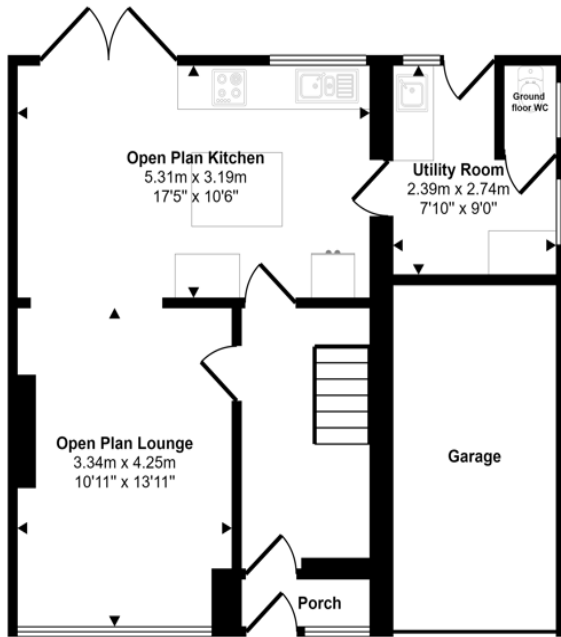


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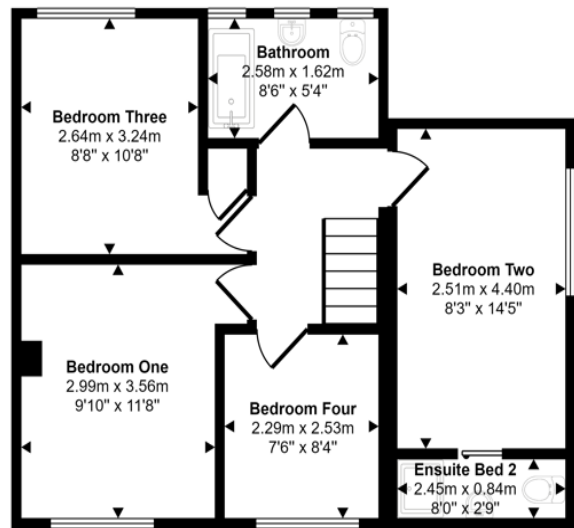
## Garage/Gardens/Drive

Externally there are gardens to the front, side and rear with a drive for off street parking with the space to extend to multiple car parking. To the rear of the property there is a private fenced enclosed garden making it an ideal play area for the children and outdoor entertaining and barbecuing.

Approx Gross Internal Area  
114 sq m / 1226 sq ft



Ground Floor  
Approx 62 sq m / 663 sq ft



First Floor  
Approx 52 sq m / 563 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>	72	78
(55-68) <b>D</b>		
(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:

**1A Brackenthwaite, Leicester, Leicestershire, LE4 7GA, <https://laxmanrealestate.com/contact>**

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