



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

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

**£165,000** Offers Over

 x2  x1  x1

Tenure

**Freehold**

Driveway parking

## Property features

- ✓ Two Bedroom Semi-Detached
- ✓ Fitted Mirrored Wardrobes To Both Bedrooms
- ✓ Ideal First Time Buy
- ✓ Driveway Providing Off-Street
- ✓ Close To Local Amenities & Transport Links

## Key Information

- ✓ Council Tax: Band A
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTP (fibre to the premises)
- ✓ Mobile signal: Good

## Description

Pattinson Estate Agents are delighted to welcome to the market this beautifully presented two-bedroom semi-detached home situated on the sought-after Clousden Drive in Forest Hall.

Ideally located close to local shops, schools, excellent transport links and amenities, this attractive property would make the perfect purchase for first-time buyers, small families or those looking to downsize. Benefiting from a driveway providing off-street parking, spacious accommodation throughout and stylish décor, this home is ready to move straight into.

Briefly comprising: entrance hallway, spacious lounge, modern fitted kitchen/diner, two well-proportioned bedrooms and a contemporary family bathroom. Externally the property offers a driveway and gardens.

Early viewings are highly recommended to appreciate the accommodation on offer.

Please contact the Forest Hall branch on 0191 215 0677 or email [forest.hall@pattinson.co.uk](mailto:forest.hall@pattinson.co.uk) to arrange your viewing.

Council Tax Band: A

Tenure: Freehold

Price: Offers Over £165,000

Property Type: Semi-detached house

Parking: Driveway

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good

## External

To the front of the property is a driveway providing convenient off-street parking, situated on a lovely quiet residential street within the popular area of Forest Hall.



## Living Room

3.27m x 4.75m (10'8" x 15'7")

Bright and spacious living room finished with tasteful neutral décor, a large front-facing window allowing plenty of natural light and a feature fireplace creating a cosy focal point to the room.



## Kitchen/Dining Room

5.74m x 2.28m (18'9" x 7'5")

Modern fitted kitchen/diner offering a range of wall and base units with ample worktop space, space for appliances and room for dining furniture. A fantastic social space ideal for both everyday living and entertaining.



## Bathroom

2.00m x 1.66m (6'6" x 5'5")

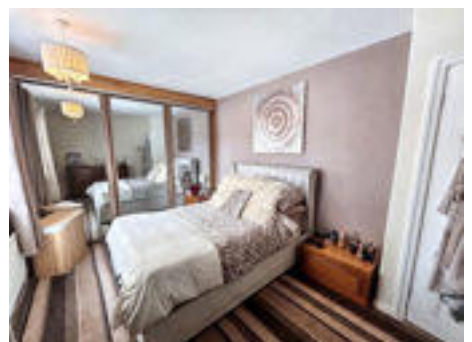
Contemporary family bathroom fitted with a white three-piece suite comprising panelled bath with shower over, wash hand basin and low-level WC. Finished with stylish tiling and a large window allowing natural light.



## Bedroom 1

2.89m x 4.21m (9'5" x 13'9")

Generously sized principal bedroom beautifully presented with fitted mirrored sliding wardrobes providing excellent storage solutions.



## Bedroom 2

2.74m x 3.69m (8'11" x 12'1")

Well-proportioned second bedroom benefiting from fitted mirrored wardrobes, making an ideal guest room, child's bedroom or home office space.



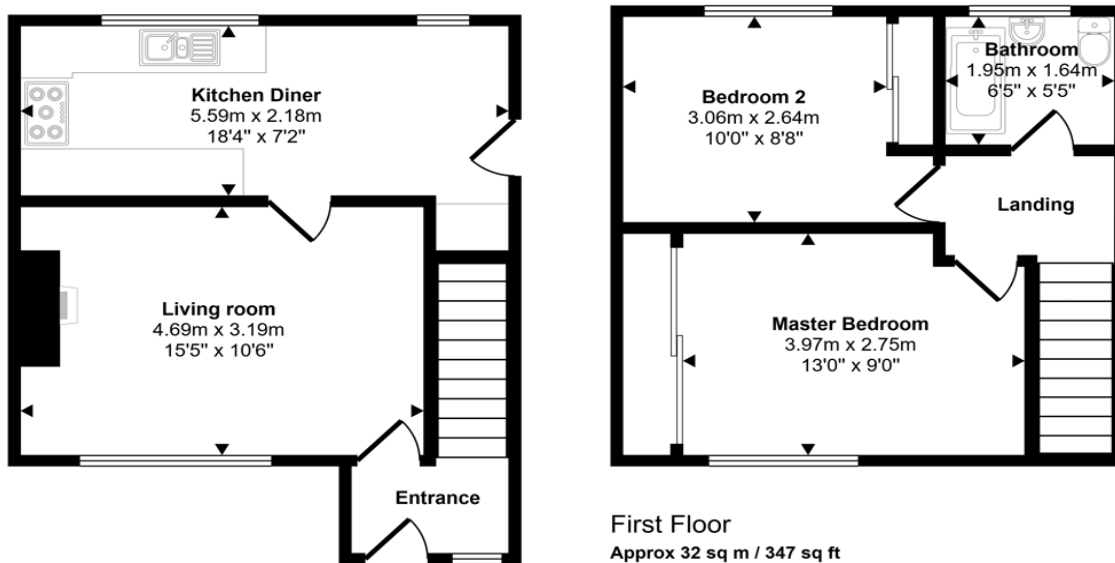
---

## Garden

The rear garden offers a fantastic outdoor space with both paved and lawned areas, ideal for relaxing or entertaining, along with a freestanding wooden shed providing additional storage.



Approx Gross Internal Area  
65 sq m / 705 sq ft



Ground Floor  
Approx 33 sq m / 358 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.

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

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

**HEAD OFFICE 1 PAVILION SQUARE, WESTHOUGHTON, BOLTON, LANCASHIRE, BL5 3AJ,**  
<https://www.simply-residential.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.

