



SIGNATURE

by Mark Small

NORTH EAST



FOREST GATE, FOREST HALL,
NE12 9EN

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A fantastic opportunity has arisen to the market to acquire this beautifully presented, contemporary four bedroom detached house, ideally located within the highly sought after Forest Gate estate in Forest Hall. Built in 2004, this freehold property has been refurbished to a high standard and boasts a newly fitted remote control alarm system, attractive design and neutral decor, perfect for a family home in this popular location.

The property begins with a welcoming hallway which provides access throughout the ground floor and to the first floor landing via the staircase.

A generously sized sitting room is followed by the living room which is flooded with light and overlooks the rear of the property.

To the rear of the hall is the modern dining kitchen, fitted in 2017 and offering natural stone tiles with a range of integrated appliances with fitted wall, base drawer units and a dining/ breakfasting island. From the kitchen there is a separate utility room, and there is a convenient WC on the ground floor also.

To the first floor of the property there are four generously sized bedrooms, one of which benefits from an en-suite shower room, which also features natural stone tiles, and three of which with fitted storage space.

Completing this wonderful property is the three piece family bathroom

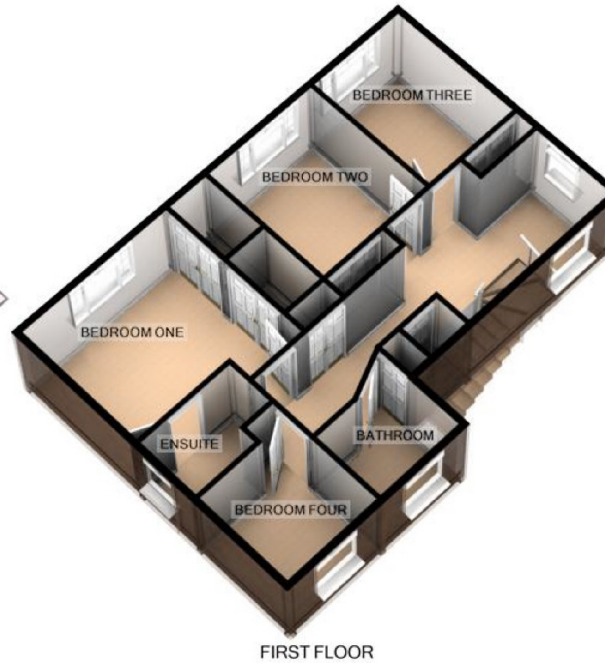
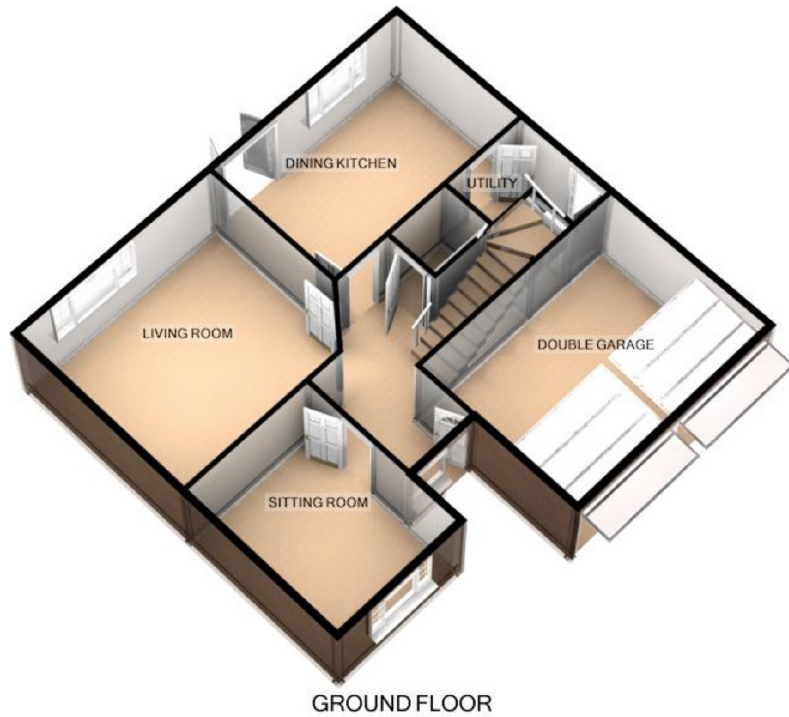
Externally, there is a driveway and double integral garage providing safe, and secure off street parking. The garage has newly fitted thermal insulated garage doors. To the rear is a generously sized, South-East facing garden.

Forest Hall is a village east of Benton in North Tyneside. Named after a long gone palatial residence, it is a north eastern suburb of Newcastle, adjacent to but fiercely separate from Killingworth. It has good local schooling and fantastic transportation links.

£314,950



Property Floorplan



FOREST GATE, PALMERSVILLE

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale
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Measurements:

LIVING ROOM 15'8 X 14'3
SITTING ROOM 12'6 X 9'11
DINING KITCHEN 15'11 X 10'8
UTILITY ROOM 7'5 X 6'8
WC 4'10 X 4'0
BEDROOM ONE 11'11 X 11'11
EN-SUITE 7'5 X 5'0
BEDROOM TWO 9'11 X 8'10
BEDROOM THREE 9'11 X 8'10
BEDROOM FOUR 7'7 X 7'5
BATHROOM 7'11 X 6'9
DOUBLE GARAGE

EPC Rating C



NO.1 AGENT IN THE NORTH EAST



"From organizing our first viewing to handing over the keys, we found the staff at Signature very professional and helpful. Finding a new home can be a stressful experience but we felt the service at Signature was smooth and hassle free." - Michelle

"I recently let my property through Signature. Every member of the team that I dealt with were friendly, professional and efficient." - Barry

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