



9 Forest Avenue

Forest Hall





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Upper kitchen cabinets in a light cream color.

Dark countertop with a sink, faucet, and a kettle. Includes a wall-mounted power outlet and a digital display.

Wood-grain cabinet unit with a white object on top.

Open doorway leading to another room.

White notice board with various photos and papers pinned to it.

White door with a glass panel, possibly leading to a laundry room.

Round wall clock with a white face and black hands.

Wooden dining table and chairs in a bright area near a window.

Window with a view of the outdoors and two white pendant lights hanging above the table.

9 Forest Avenue, Forest Hall, Newcastle upon Tyne NE12 9AH

Guide Price £665,000

A fabulous, three storey extended semi-detached house, occupying a prime position on this popular residential street in Forest Hall, with attractive mature gardens, a generous block paved driveway and single attached garage. The five bedroom family home, built in the late 19th century, has retained lovely traditional features including high ceilings with decorative coving, cast iron and marble period fireplaces, stained glass and leaded windows and the original balcony to the first floor landing. The house has been further improved by the current owners, with a beautiful Mowlem & Co fitted kitchen fitted with Siemens and Fisher & Paykel appliances, and a limestone floor with under floor heating, oak flooring to the main reception rooms and hallway, replacement double glazed timber sash windows, the conversion of the former garage to an impressive family room opening to the garden and a stylish Fired Earth bathroom suite.

Vestibule | Reception hallway | Sitting room with open fire | Dining room with open fire | Beautiful contemporary family kitchen/breakfast room | Family room opening to the terrace and garden | Study/Utility room | Cloakroom/wc | First floor landing with double doors opening to the original balcony | Impressive master bedroom | Luxury ensuite shower/wc | Two further bedrooms | Luxury family bathroom/wc | Second floor | Two double bedrooms | Mature and private gardens | Block paved driveway | Attached single garage.

Services: Mains gas, electric, water and drainage | Tenure Freehold | Council Tax: Band F |

Energy Performance Certificate: E



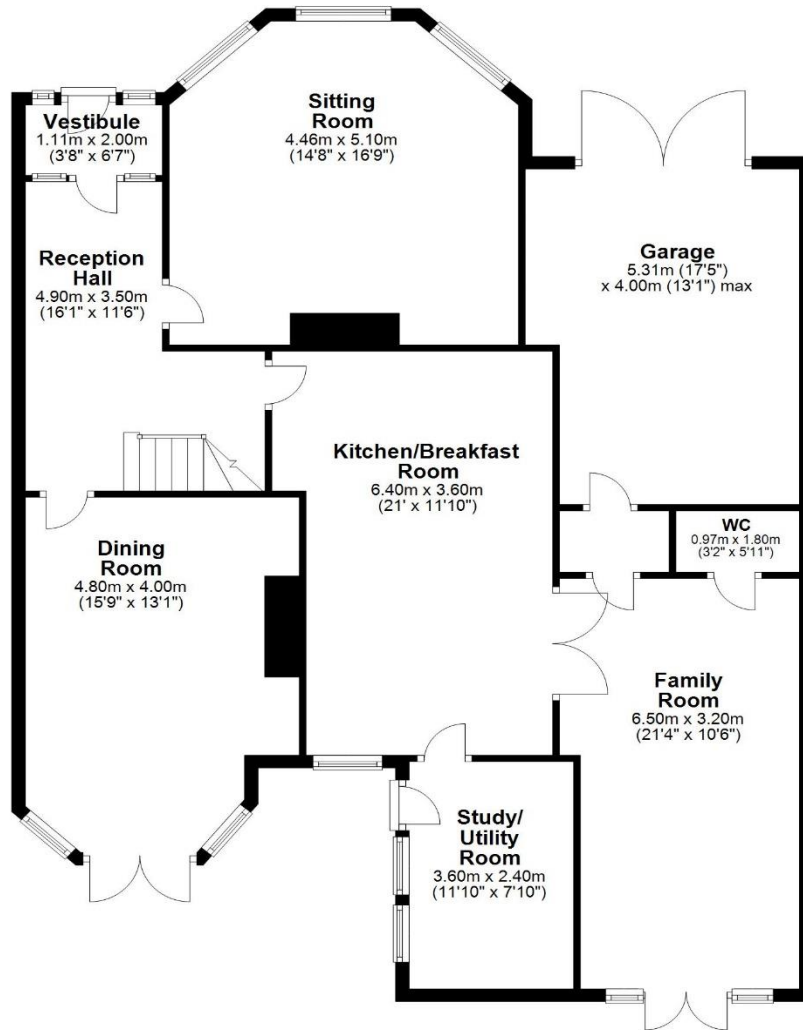






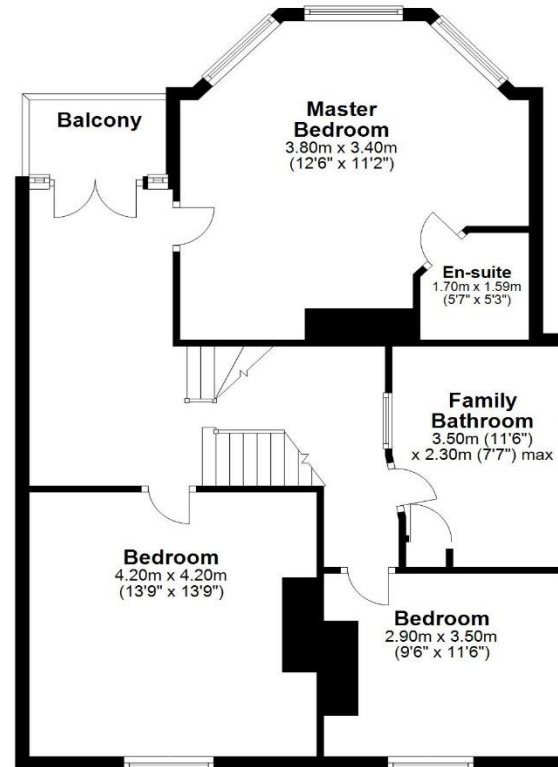
Ground Floor

Approx. 142.4 sq. metres (1532.7 sq. feet)



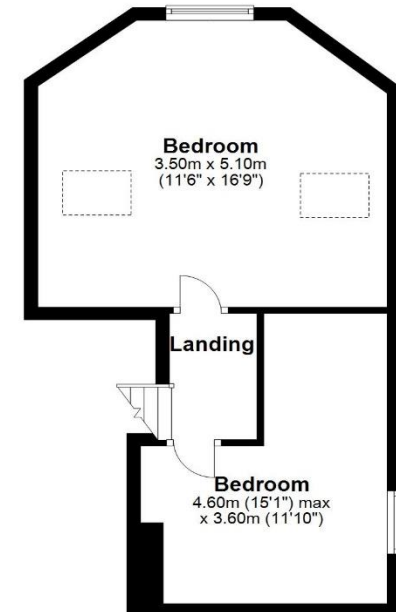
First Floor

Approx. 80.2 sq. metres (862.9 sq. feet)



Second Floor

Approx. 38.0 sq. metres (408.7 sq. feet)



Total area: approx. 260.5 sq. metres (2804.3 sq. feet)

9 Forest Ave, Forest Hall



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