

2 bed semi-detached house to buy in NE12

Glebe Terrace, Forest Hall, Newcastle upon Tyne, Tyne and Wear, NE12 7JS

£105,000 Starting Bid

x 2 x 1 x 1

Tenure

Freehold

Driveway parking

Property features

- *** FOR SALE VIA ONLINE AUCTION - FEES APPLY ***
- Two-Bedroom Semi-Detached Property
- Generously Sized Living Room
- New Boiler Installed November
- EPC Rating C

Key Information

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

Arrange a viewing

Donna Briggs
Branch Manager
Forest Hall

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- Flexible viewing slots
- Accompanied viewings

Description

*** FOR SALE VIA ONLINE AUCTION - FEES APPLY ***

Pattinson Estate Agents are pleased to welcome to the market this two-bedroom semi-detached property, ideally located on Glebe Terrace in Forest Hall. Offering generously proportioned accommodation, off-street parking and a substantial private rear garden, the property would make an excellent purchase for first-time buyers, couples or those looking to create a home to their own taste.

The ground floor comprises a spacious living room with space for both lounge and dining furniture, a fitted kitchen with integrated oven and gas hob, and a rear porch providing access to the garden. Also located on the ground floor are the bathroom, fitted with a bath and overhead shower, and a separate WC.

To the first floor are two bedrooms, including a generously sized principal double bedroom and a smaller second bedroom that could also serve as a nursery or home office.

Externally, the property benefits from a front garden and driveway providing off-street parking, with gated access continuing around the side. To the rear is a generously sized private garden, predominantly laid to lawn.

Further benefits include double glazing and gas central heating, with a new boiler installed in November 2025.

Glebe Terrace is conveniently situated for local shops, schools, transport links and amenities within Forest Hall and the surrounding area.

Early viewing is highly recommended to appreciate the accommodation, garden and potential this property has to offer. To arrange a viewing, please contact the Forest Hall branch on 0191 215 0677 or email forest.hall@pattinson.co.uk.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £105,000

Property Type: Semi-detached house

Parking: Driveway

Construction materials: Brick and block

Roofing type: Clay 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: Yes

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

The property benefits from a front garden and driveway, providing off-street parking. Gated access continues around the side of the property to the rear garden.



Living Room

4.12m x 4.75m (13'6" x 15'7")

A spacious reception room with ample space for both living and dining furniture. Featuring an electric fire, wood-effect flooring, a double-glazed window and a central heating radiator.



Kitchen

3.59m x 2.55m (11'9" x 8'4")

Fitted with a range of wall and base units, contrasting work surfaces and tiled splashbacks. Incorporating a sink and drainer, integrated electric oven and gas hob, with designated spaces for a washing machine and fridge-freezer. The kitchen also houses the gas central heating boiler, installed in November 2025, and benefits from double-glazed windows overlooking the rear garden.



Bathroom

2.15m x 1.57m (7'0" x 5'1")

Located on the ground floor and fitted with a panelled bath with an overhead shower, pedestal wash basin and tiled walls. Benefiting from a frosted double-glazed window and central heating radiator.



WC

1.29m x 0.90m (4'2" x 2'11")

A separate ground-floor WC fitted with a low-level toilet and a frosted double-glazed window.



Bedroom 1

2.76m x 4.86m (9'0" x 15'11")

A generously sized double bedroom with space for a range of bedroom furniture. Featuring a shallow open storage recess, double-glazed window and central heating radiator.



Bedroom 2

2.58m x 3.84m (8'5" x 12'7")

A smaller second bedroom suitable for use as a single bedroom, nursery or home office. Benefiting from a double-glazed window and central heating radiator.

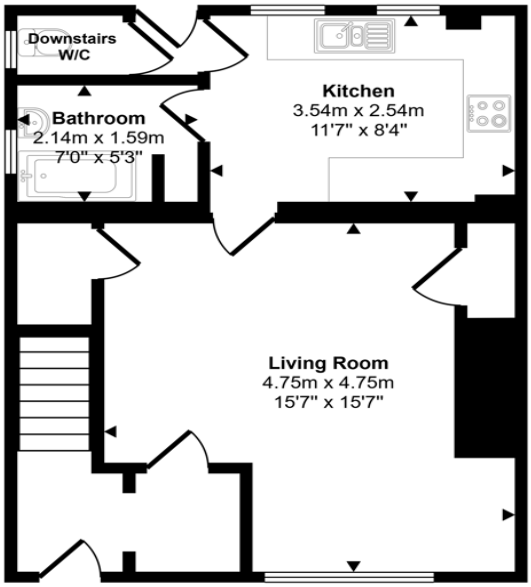


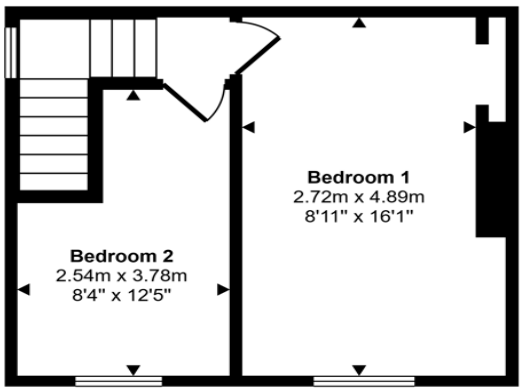
Garden

A private and generously sized rear garden, predominantly laid to lawn, with established shrubs and fenced boundaries.



Approx Gross Internal Area
72 sq m / 777 sq ft

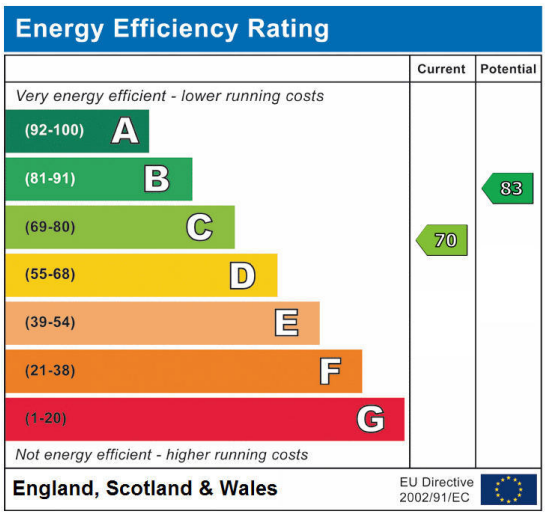




Ground Floor
Approx 44 sq m / 478 sq ft

First Floor
Approx 28 sq m / 299 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.



Glebe Terrace, Forest Hall, Newcastle upon Tyne, Tyne and Wear, NE12 7JS

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

17a Station Road North, Forest Hall, Newcastle Upon Tyne, Tyne & Wear, NE12 7AR, Tel: 0191 2150677, forest.hall@pattinson.co.uk, www.pattinson.co.uk

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