



# 1 Eastern Villas, Station Road North, Forest Hall, Newcastle upon Tyne, NE12 9AE

Eastern Villas, originally constructed in 1869 is an imposing double fronted detached villa, perfectly positioned on an enviable corner plot on Station Road North, Forest Hall. Station Road North, close to the shops and restaurants within Forest Hall is also within walking distance to Benton Metro Station and presents a purchase opportunity for somebody's 'forever home'.

Boasting over 2,800 Sq ft with period features throughout, the accommodation briefly comprises: entrance hall through to hallway with stairs to first floor and under-stairs storage cupboard; lounge with feature fireplace, walk in bay including dual aspect, decorative ceiling rose and ornate cornice; sitting room with walk in bay, feature fireplace and side door access to the garden; dining room with feature fireplace and access to a storage cupboard; downstairs shower room with three piece suite; kitchen diner with a range of fitted units, work surfaces and tiled flooring; scullery; utility room; boot room with rear door access to the courtyard. The first floor landing gives access to; five bedrooms, bedrooms one to four all comfortable doubles with feature fireplaces and bedrooms one and two both with dual aspect windows; family bathroom room complete with three piece suite and separate WC with centralised feature sky light to the landing.

Externally, to the rear an enclosed courtyard, paved with wall and railing boundaries. An external, fully functioning annex with storage room; tool shed and a

studio apartment with an open plan living space with storage cupboard, kitchen area with a fitted units and work surfaces; shower room with three piece suite. Extensive wrap around gardens are laid mainly to lawn with an array of mature planting, well stocked borders, driveway providing multi-vehicle off-street parking, and all enclosed with wall and hedge boundaries. A rare purchase opportunity not to be missed, early viewings are essential.

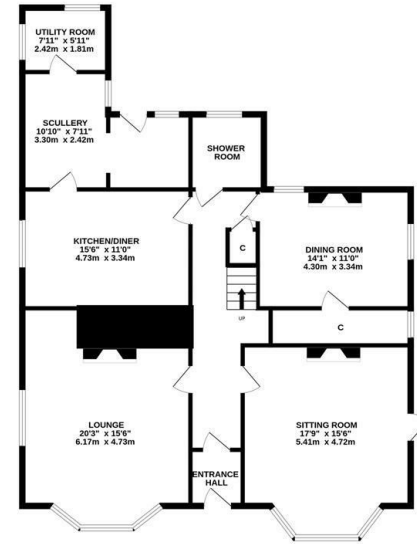
Imposing Double Fronted Detached Villa | 2,805 Sq ft (260.6.m2) | Five Bedrooms | Lounge | Sitting Room | Dining Room | Kitchen Diner | Scullery | Downstairs Shower Room | Utility Room | Family Bathroom with Separate WC | Annex & Outbuildings | Multi-Vehicle Driveway | Mature Wrap Around Gardens | Period Features | Freehold | Council Tax Band F | EPC: Tbc



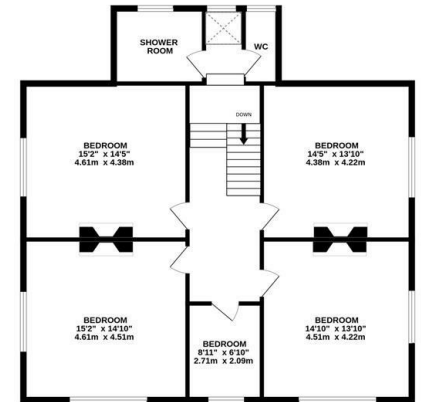
**Offers Over £595,000**



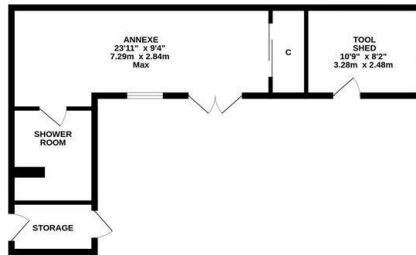
GROUND FLOOR  
1263 sq.ft. (117.3 sq.m.) approx.



1ST FLOOR  
1125 sq.ft. (104.6 sq.m.) approx.



ANNEXE  
416 sq.ft. (38.7 sq.m.) approx.



TOTAL FLOOR AREA : 2805 sq.ft. (260.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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