



## Firtree Crescent Forest Hall

- Semi Detached
- Bungalow
- Two Bedrooms
- Immaculate Presentation
- Generour Garden

**£ 220,000**



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# Firtree Crescent

## Forest Hall

### PROPERTY DESCRIPTION

Welcome to this immaculate bungalow, recently renovated to provide a 'turn key' move in ready home in a peaceful and quiet location on Firtree Crescent, Forest Hall. Located in an area with easy access to local amenities, this property is ideal for families and couples alike.

As you walk into this stunning bungalow, you are greeted by a spacious reception room with a garden view. The room has been refurbished and features a small sun room, allowing natural light to flood the space. It provides a perfect spot to relax and unwind after a long day.

The modern kitchen is equipped with all the necessary appliances and boasts beautiful wood countertops. It also offers access to the garden, allowing you to enjoy outdoor dining and entertaining during the summer months.

There are two double bedrooms in this home. The master bedroom is particularly spacious and provides ample room for all your furniture needs. The second bedroom also benefits from plenty of natural light, creating a bright and airy atmosphere.

The large bathroom features a luxurious rain shower and a heated towel rail. It provides a tranquil space where you can indulge in a relaxing bath or refreshing shower.

This bungalow offers a convenient layout with one reception room, one kitchen, two bedrooms, and one bathroom. With its recent renovation and desirable features, this property is a must-see for anyone seeking a comfortable and modern living space. Don't miss out on the opportunity to make this house your home. Contact us today to arrange a viewing.

Living Room: 12'02" x 12'03" (into alcove) - 3.71m x 3.73m (into alcove)

Kitchen: 16'06" x 6'06" - 5.03m x 1.98m

Bedroom One: 14'07" (into bay) x 12'04" - 4.45m (into bay) x 3.76m

Bedroom Two: 10'08" x 8'00" - 3.25m x 2.44m

Bathroom: 7'07" x 8'01" - 2.31m x 2.46m

### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: Garage and On Street

### MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

### TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: B

EPC RATING: D

FH00008532.NF.SD.6/2/24.V.1



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**Money Laundering Regulations** – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

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