



## Delaval Road Forest Hall

- First Floor Flat
- Three Bedrooms
- Modern Kitchen
- New Carpets Throughout
- Private Yard

**£ 110,000**



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# Delaval Road

## Forest Hall

### PROPERTY DESCRIPTION

Rook Matthews Sayer are delighted to present this first floor flat, now for sale, on Delaval Road. This property, neutrally decorated, offers a clean canvas for the prospective buyer to add their personal touch. The property boasts three generously sized double bedrooms, one of which is a spacious master bedroom featuring a captivating fireplace, contributing to the overall charm of the room.

The property benefits from one well-appointed bathroom which is flooded with light, offering a serene environment to unwind. The modern kitchen is a highlight of this property, equipped with modern units, natural light and a handy utility room and stairs leading to the private yard.

Adding to the allure of the property is the reception room, characterised by large windows and high ceilings that enhance the feeling of space and allow a wealth of natural light into the room. The property also features new carpets throughout, infusing a sense of freshness and warmth.

One of the unique features of this property is the private yard, offering a tranquil retreat after a long day or a perfect space for entertaining during the warmer months.

Located in an area with handy public transport links and local amenities, this property is ideal for families and couples seeking a balance of convenience, comfort and charm.

With its high ceilings, fireplace, and private yard, this property offers a unique blend of traditional and modern elements, ensuring a comfortable and stylish living experience.

Living Room: 14'05" x 12'10" (into alcove) - 4.39m x 3.91m

Kitchen: 10'03" x 7'05" - 3.12m x 2.26m

Bedroom One: 13'09" x 12'10" (into alcove) - 4.19m x 3.91m

Bedroom Two: 10'10" x 7'00" - 3.30m x 2.13m

Bedroom Three: 8'01" x 7'00" - 2.46m x 2.13m

Bathroom: 7'05" x 5'03" - 2.26m x 1.60m

### PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS GAS

Broadband: SATALITE

Mobile Signal Coverage Blackspot: NO

Parking: 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

Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.

Length of Lease: 999 years from May 1992

COUNCIL TAX BAND: A

EPC RATING: D

FH00008678.SD.SD.17/5/24.V.1



**Important Note:** Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

**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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