



Feetham Avenue Forest Hall

- Semi detached
- Four bedrooms
- Open plan kitchen diner
- Large garden
- Freehold

Auction guide price: £180,000+



0191 266 7788
22 Station Road, Forest Hall, NE12 9AD

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www.rookmatthewssayer.co.uk
foresthall@rmsestateagents.co.uk

Feetham Avenue

Forest Hall

For Sale by Auction: Thursday 27th June 2024, Option 2, Terms and Conditions apply.

Welcome to this charming semi-detached property located in a quiet and desirable area of Forest Hall. This extended home on Feetham Avenue offers a welcoming atmosphere and is in good condition, perfect for families and couples looking for their dream home. The property boasts two spacious reception rooms, providing ample space for relaxation and entertainment. The open-plan layout of the first reception room creates a seamless flow, while the fireplace adds a cozy touch and creates a focal point for gatherings. The second reception room is flooded with natural light, thanks to its large windows, and offers direct access to the garden, allowing for an effortless indoor-outdoor lifestyle. The open-plan kitchen is a true highlight of this home. With modern appliances and plenty of natural light, it is a space where culinary enthusiasts can truly indulge. The kitchen also features a utility room, providing additional storage and functionality, and a dining space perfect for enjoying meals with loved ones. With four spacious double bedrooms, including a master bedroom with built-in wardrobes, this property offers ample private space for everyone in the family. The large bathroom is equipped with a luxurious rain shower and a heated towel rail, adding a touch of extravagance to your daily routine. Situated near schools and local amenities, this property offers convenience and accessibility. The delightful private garden is an ideal space for outdoor activities and relaxation, providing a tranquil oasis amidst the hustle and bustle of everyday life. Don't miss the opportunity to make this charming semi-detached property your new home. Contact us today to arrange a viewing.

Living Room: 14'09" x 12'03" - 4.50m x 3.73m

Kitchen Diner: 26'10" x 10'05" - 8.18m x 3.18m

Sun Room: 8'10" x 8'08" - 2.69m x 2.64m

Utility Room: 16'06" x 7'03" - 5.03m x 2.21m

Bedroom One: 11'10" x 8'08" - 3.61m x 2.64m

Bedroom Two: 10'08" x 8'11" - 3.25m x 2.72m

Bedroom Three: 8'09" x 16'06" - 2.67m x 5.03m

Bedroom Four: 13'08" x 7'09" - 4.17m x 2.36m

Bathroom: 5'04" x 8'07" - 1.62m x 2.62m

PRIMARY SERVICES SUPPLY

Electricity: MAINS
Water: MAINS
Sewerage: MAINS
Heating: MAINS
Broadband: CABLE
Mobile Signal Coverage Blackspot: NO
Parking: OFFSTREET

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.

MATERIAL / CONSTRUCTION ABNORMALITIES

We have been informed that ... (the roof is thatched / this is a prefabricated building / this is non-standard construction)

RESTRICTIONS AND RIGHTS

Listed? NO
Conservation Area? NO
Restrictions on property? NO
Easements, servitudes or wayleaves? NO
Public rights of way through the property? NO

RISKS

Flooding in last 5 years: NO
Risk of Flooding: ZONE 1

BUILDING WORKS

Any known planning permissions or proposals in the immediate locality: NO
Outstanding building works at the property: NO

ACCESSIBILITY

This property has no accessibility adaptations:

- E.g. Ramp access to front door
- E.g. Accessible handrail to side door
- E.g. Wet room to ground floor
- E.g. Lift access to first floor

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

Each auction property is offered at a guide price and is also subject to a reserve price. The guide price is the level where the bidding will commence. The reserve price is the seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price, which may be up to 10% higher than the guide price, is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction. The successful buyer pays a £2000+VAT (total £2400) Auction Administration Fee.

Joint Agents: The Agents Property Auction Ltd. Tel 01661 831360

Terms and conditions apply see www.agentspropertyauction.com

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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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