



## Redesdale Close Forest Hall

- Semi Detached
- Open Plan Living
- Three Bedrooms
- Large Garage
- FREEHOLD

**£ 225,000 Offers Over**



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# Redesdale Close

## Forest Hall

### PROPERTY DESCRIPTION

Presenting a semi-detached property for sale on Redesdale Close, Forest Hall, ideal for families seeking a home with potential for personalisation. This property is a hidden gem nestled in a quiet cul-de-sac, with the added benefit of being closely located to public transport links, local amenities, and highly regarded schools.

The interior of the property requires some modernisation, providing a fantastic opportunity for new owners to inject their own style and design. The property boasts three bedrooms - two spacious doubles and a single. The master bedroom is a highlight, offering ample space and featuring built-in wardrobes.

The kitchen, while in need of a refresh, enjoys views over the garden and includes a utility room, adding to the practicality of the space. Accommodation also includes two reception rooms, both generous in size. The living room is flooded with natural daylight with a large window to the front, while the dining space offers a serene garden view, perfect for relaxation or entertaining.

Unique features of this property include an open-plan layout, a large garden, a sizeable garage and a utility room, all of which add value and convenience. The large bathroom offers plenty of potential for renovation into a luxurious space.

In summary, this property offers an excellent opportunity for families to create their dream home. Its combination of location, potential and unique features is rare to come by. We recommend early viewings to appreciate the scope and potential of this home.

Living Room: 15'07" x 12'09" (into alcove) - 4.75m x 3.89m

Dining Room: 11'00" x 9'10" - 3.35m x 2.99m

Kitchen: 10'04" x 9'08" - 3.15m x 2.95m

Utility Room: 8'02" x 8'01" - 2.48m x 2.46m

W.C.

Bedroom One: 12'03" x 9'08" (+ wardrobes) - 3.73m x 2.95m

Bedroom Two: 11'07" x 10'10" - 3.53m x 3.30m

Bedroom Three: 8'07" x 7'01" - 2.62m x 2.16m

Bathroom: 8'01" x 8'05" - 2.46m x 2.57m

### PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS GAS

Broadband: ADSL

Mobile Signal Coverage Blackspot: NO

Parking: DRIVEWAY AND GARAGE

### 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: C

EPC RATING: D

FH00008621.SD.SD.6/6/24.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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