



Studley Villas Forest Hall

- Semi Detached
- Spacious Open Plan Living
- Three Bedrooms
- Large Garden
- FREEHOLD

£ 325,000 Offers Over



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Studley Villas

Forest Hall

PROPERTY DESCRIPTION

Presenting an immaculate, semi-detached property for sale on Studley Villas, Forest Hall, offering a plethora of features that make it a perfect home for families. This property boasts three bedrooms, a spacious double master bedroom with a bay window, another double bedroom with a delightful view of the garden, and a generous single room.

The property houses an impressive kitchen equipped with modern appliances and an open-plan layout that leads to a patio. The living areas encompass two reception rooms, one featuring a bay window and the second boasting wood floors, open to the kitchen and providing access to the garden. An additional touch of luxury is the log burner, creating a warm and inviting atmosphere.

The bathroom is large, fitted with a rain shower over the bathtub, providing the ultimate relaxing experience. The property has been rated D for energy performance and falls within council tax band D.

One of the property's unique features is the stunning fireplace and high ceilings, offering a sense of grandeur. The property also benefits from a garage and ample parking space. The crowning jewel is the large garden, promising endless opportunities for outdoor activities and social gatherings.

The location is ideal, with excellent public transport links ensuring easy commuting. Local schools are within walking distance, making the morning rush more manageable. The vicinity also offers local amenities for your everyday needs and green spaces for leisurely strolls or recreational activities.

To summarise, this semi-detached property offers an immaculate condition, spacious rooms, unique features, and an ideal location for families. It is a residence that promises comfort, convenience, and a touch of luxury.

Living Room: 15'05" (into bay) x 12'04" (into alcove) - 4.70m x 3.76m

Dining Room: 13'05" x 12'01" (into alcove) - 4.09m x 3.68m

Kitchen: 21'01" x 7'03" - 6.43m x 2.21m

Bedroom One: 15'08" (into bay) x 12'04" (into alcove) - 4.78m x 3.76m

Bedroom Two: 13'00" x 12'04" (into alcove) - 3.96m x 3.76m

Bedroom Three: 8'10" x 7'08" - 2.69m x 2.33m

Bathroom: 8'08" x 7'06" - 2.64m x 2.29m

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS GAS

Broadband: FIBRE

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: D

EPC RATING: D

FH00008717.SD.SD.2/7/24.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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