



## The Yard, Nicholson Terrace Forest Hall

- Detached Bungalow
- Spacious Living
- Modern Kitchen
- Two Double Bedrooms
- FREEHOLD

**£ 225,000 Offers Over**



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

ROOK  
MATTHEWS  
SAYER

[www.rookmatthewssayer.co.uk](http://www.rookmatthewssayer.co.uk)  
[foresthall@rmsestateagents.co.uk](mailto:foresthall@rmsestateagents.co.uk)

# The Yard, Nicholson Terrace

Forest Hall

## PROPERTY DESCRIPTION

We are delighted to present this new build, immaculate detached bungalow for sale on Nicholson Terrace, Forest Hall. This striking property, ideally suited for couples, is nestled in a quiet location with convenient access to public transport links and local amenities.

The property boasts a generously sized reception room that's bathed in natural light due to its large windows, creating a bright and welcoming environment that is sure to impress. The room is spacious, offering ample space for both relaxation and entertaining.

The modern kitchen is a culinary enthusiast's dream, fitted with the latest appliances. Natural light floods this space, further enhanced by a dining area that invites family meals and social gatherings. The kitchen also features direct access to the low maintenance garden, making this an ideal space for al fresco dining and summer barbecues.

The property comprises two spacious double bedrooms. The master bedroom is a true retreat, characterized by its ample space and abundance of natural light. The second bedroom is also a double, offering spacious accommodation.

The bathroom is a unique selling point of this property, featuring a light tunnel that ensures the room is always bright and inviting.

This property, a blend of comfort and modernity, is a testament to high-quality living. The new build status and low maintenance garden add to the allure, making it an ideal choice for those seeking a stylish, easy-to-manage home. Don't miss the opportunity to own this beautiful bungalow and experience the idyllic lifestyle it promises.

Living Room: 14'01" x 14'06" - 4.29m x 4.42m

Kitchen: 11'08" x 14'05" - 3.56m x 4.39m

Bedroom One: 12'10" (max) x 13'10" - 3.91m x 4.22m

Bedroom Two: 12'10" (max) x 13'10" - 3.91m x 4.22m

Bathroom: 5'06" x 8'04" - 1.68m x 2.54m

Utility Room: 5'01" x 4'06" - 1.55m x 1.37m

## PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS GAS

Broadband: NO

Mobile Signal Coverage Blackspot: NO

Parking: DRIVEWAY

## 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: TBC

EPC RATING: C

FH00008720.SD.SD.08/07/24.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.

16 Branches across the North-East

