



## Wensleydale Drive Forest Hall

- Semi Detached Bungalow
- Spacious Living
- Two Double Bedrooms
- West Facing Garden
- FREEHOLD

**£ 175,000 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)

# Wensleydale Drive

## Forest Hall

### PROPERTY DESCRIPTION

Presented for sale is this splendid semi-detached bungalow, ideally suited for couples seeking a serene and peaceful living. Situated in a quiet cul de sac, Wensleydale Drive, Forest Hall, the property is conveniently located close to local amenities while offering the tranquility of a secluded haven.

The bungalow is in good condition, boasting two spacious reception rooms and a carefully designed open-plan kitchen. The first reception room is capacious, featuring access to a sunroom which benefits from large windows that let in an abundance of natural light and provide direct access to a charming west-facing garden.

The kitchen is not just a place for cooking but a heart of the home, complete with a dining space and delightful views of the garden. It also provides easy access to the garage, further enhancing its functional appeal.

The property comprises two double bedrooms, each with built-in wardrobes. The master bedroom is particularly spacious, bathed in natural light, and offering an atmosphere of calm and relaxation.

The unique attributes of this property extend to its exterior, where you will find a secure garage and parking space. The west-facing garden is a perfect spot for late afternoon relaxation or for entertaining guests.

In summary, this property offers a blend of comfort, functionality, and tranquility, making it a perfect choice for couples looking to settle in a peaceful location without sacrificing the conveniences of modern living.

Living Room: 11'11" x 14'11" (into alcove) - 3.63m x 4.55m

Dining Kitchen: 16'02" (max) x 10'03" - 4.93m x 3.12m

Sun Room: 10'07" x 8'07" - 3.22m x 2.62m

Bedroom One: 11'11" x 14'08" - 3.63m x 4.47m

Bedroom Two: 10'03" x 10'06" - 3.12m x 3.20m

Bathroom: 6'10" x 6'05" - 2.08m x 1.96m

### PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS GAS

Broadband: CABLE

Mobile Signal Coverage Blackspot: NO

Parking: GARAGE & 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: C

EPC RATING: TBC

FH00008710.SD.SD.05/07/24.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

