



Woodlands Grange Forest Hall

- Detached
- Extended Living
- Four Bedrooms
- South Facing Garden
- FREEHOLD

£ 315,000 Offers Over



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

ROOK
MATTHEWS
SAYER

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

Woodlands Grange

Forest Hall

PROPERTY DESCRIPTION

This immaculate, detached property is now available for sale, located on Woodlands Grange, Forest Hall. The property is ideal for families, given its spacious layout and proximity to public transport links, local amenities, and nearby schools. In addition, the property is located in a quiet area, ensuring a peaceful environment for its residents.

The property features two reception rooms. The first is a separate living room, perfect for relaxing evenings in. The extended open-plan family room is a unique feature of this property and is ideal for family activities or entertaining guests. The kitchen is a standout feature of this property with its open-plan design, modern appliances, utility room, and granite countertops. Natural light floods the kitchen, making it a bright, welcoming space. Plus, there's direct access to the garden, perfect for summer dining.

The property boasts an impressive four bedrooms. The master bedroom is a spacious double room with an en-suite bathroom and built-in wardrobes. The second and third bedrooms are also double rooms, with the second room also offering spaciousness and built-in wardrobes. The fourth bedroom is a single room, perfect for a child's room or a home office. There are two bathrooms in this property, with the first one being particularly spacious.

What sets this property apart is the south-facing garden, which provides a sunny outdoor space for relaxation or play. This property is a rare find, and its immaculate condition means you can move right in without any need for renovations.

Living Room: 15'08" (max) x 14'04" (max) - 4.78m x 4.37m
Family Room / Kitchen: 17'08" (max) x 23'10" (max) - 5.38m x 7.26m
Utility Room: 5'02" x 5'03" - 1.57m x 1.60m
W.C.
Bedroom One: 10'02" x 9'11" (+ wardrobes) - 3.10m x 3.02m
En-suite: 4'05" x 6'07" - 1.34m x 2.00m
Bedroom Two: 12'04" x 8'07" (+wardrobes) - 3.76m x 2.62m
Bedroom Three: 9'07" x 8'10" - 2.92m x 2.69m
Bedroom Four: 6'00" x 8'02" - 1.83m x 2.48m
Bathroom: 5'07" x 9'02" - 1.70m x 2.79m

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: C

FH00008757.SD.SD.19/7/24.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

