



## Meadway Forest Hall

- Large corner plot
- Three bedrooms
- EPC: TBC
- Council tax band: B
- Tenure: Freehold

**Offers Over: £195,000**



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ROOK  
MATTHEWS  
SAYER

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# Meadway

## Forest Hall

This wonderful semi-detached property situated on a large corner plot offers three bedrooms: two double bedrooms, one of which boasts built-in wardrobes, the other comes with a storage cupboard, and a single bedroom. The property also comprises of a generous kitchen flooding with natural light and offering a spacious layout, ideal for family gatherings or dinner parties.

In addition to these, the property hosts a lounge into dining room, downstairs W.C /Shower room and family bathroom.

The property is situated with easy access to public transport links and local amenities, ensuring all your daily needs are within reach. A standout feature of this property are the beautiful mature gardens to the front and rear, providing a tranquil escape from the hustle and bustle of daily life. Moreover, the property benefits from a driveway and a large single garage, offering ample space for parking and storage.

This property would be ideally suited for families and couples who are looking for a project to make their own. With some TLC, this home has the potential to be transformed into a modern and comfortable living space. The garden, spacious kitchen and generous bedrooms are just waiting for the right buyer to put their stamp on them. This is a rare opportunity to acquire a property with such potential, in a desirable location. Don't miss out on the chance to make this house your dream home.

### ENTRANCE DOOR to

### HALLWAY

LOUNGE- 11'4 into alcove x 14'0 max / 3.45m into alcove x 4.27 max

### ARCH THROUGH to

DINING ROOM- 8'5 max x 10'6 max / 2.57m max x 3.20m max

KITCHEN- 17'7 max x 10'5 max / 5.36m max x 3.18m max

DOWNSTAIRS SHOWER ROOM- 7'6 into shower cubicle x 5'8 max / 2.29m into shower cubicle x 1.73m max

### STAIRCASE to

### LANDING

FAMILY BATHROOM- 9'2 max x 5'5 max / 2.79m max x 1.65m max

BEDROOM ONE- 11'5 max x 9'5 including recess plus wardrobes  
3.48m max x 2.87m including recess plus wardrobes

BEDROOM TWO- 8'6 plus recess x 10'8 max / 2.59m plus recess x 3.25m max

### BEDROOM THREE-

### GARAGE-

### PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: GAS CENTRAL

Broadband: None

Mobile Signal Coverage Blackspot: NO

Parking: DRIVEWAY & 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.

### AGENTS NOTE

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.

### RISKS

Flooding in last 5 years: NO

Risk of Flooding: ZONE 1

Known safety risks at property (asbestos etc.): NOT KNOWN

### ACCESSIBILITY

This property has no accessibility adaptations:

- E.g. Ramp access to front door
- E.g. Accessible handrail to side door
- E.g. Wet room to ground floor
- E.g. Lift access to first floor

### 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: B

### EPC RATING: TBC

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**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

