



Firtree Crescent Forest Hall

- Semi Detached
- Spacious Open Plan Living
- Primary Bedroom Suite
- Modern Bathroom
- Off Street Parking

£ 240,000 Offers Over



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Firtree Crescent

Forest Hall

PROPERTY DESCRIPTION

Presenting a charming semi-detached property for sale, in a highly desirable location with easy access to public transport links, nearby schools, and local amenities. Set in a quiet neighbourhood, this property is ideal for families and couples alike.

The residence is in good condition, featuring a total of two bedrooms, two reception rooms, two bathrooms, and a kitchen. The open-plan design allows for a seamless flow between the living and dining room, which also features large dual aspect windows, a cosy fireplace, and a unique spiral staircase leading to the main bedroom.

The first bedroom is a spacious master suite, complete with built-in wardrobes and an en-suite modern bathroom featuring a large rain shower and a heated towel rail. The second bedroom, located on the ground floor, is also a comfortable double room.

The kitchen is equipped with modern appliances and offers ample dining space. A particular highlight is its direct access to the delightful garden, perfect for alfresco dining or simply enjoying the outdoors.

Adding further to the property's appeal is the second reception room, which can be accessed directly from the garden. This flexible space could be utilised as a home office or a third bedroom, depending on your needs.

The garden and parking space are additional unique features that make this property truly special. To complete the unique charm, an impressive spiral staircase leads to the main bedroom from the living room.

This property offers an excellent opportunity for those seeking a comfortable, tranquil lifestyle in a convenient location.

Living Room: 12'05" x 20'11" - 3.78m x 6.38m
Kitchen: 6'05" x 23'00" - 1.96m x 7.01m
Bedroom One: 10'01" x 12'01" (plus fitted wardrobes) - 3.07m x 3.68m
Ensuite: 6'06" x 10'08" (plus fitted wardrobes) 1.98m x 3.25m
Bedroom Two: 7'10" x 7'11" - 2.39m x 2.41m
Bathroom: 7'09" x 7'08" - 2.36m x 2.33m
Office: 8'08" x 11'05" - 2.64m x 3.48m

PRIMARY SERVICES SUPPLY

Electricity: MAINS
Water: MAINS
Sewerage: MAINS
Heating: MAINS GAS
Broadband: FIBRE
Mobile Signal Coverage Blackspot: NO
Parking: OFF STREET

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: B

EPC RATING: E

FH00008819.SD.SD.9/9/24.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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