



Percy Street Forest Hall

- Mid Terraced
- Spacious Living
- Two Double Bedrooms
- Off Street Parking
- FREEHOLD

£ 135,000 Offers Over



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Percy Street

Forest Hall

PROPERTY DESCRIPTION

Rook Matthews Sayer are thrilled to present to the market this neutrally decorated, terraced property, listed for sale. This delightful home boasts a wealth of unique features such as high ceilings, parking, and a well-maintained front garden, making it an attractive prospect for families and couples alike.

The property comprises of two generously sized double bedrooms, with the master bedroom offering ample space and the benefit of dual aspect windows, allowing a flood of natural light to illuminate the room. The second bedroom is also a double, offering comfortable accommodation.

The property boasts a spacious ground floor bathroom, equipped with a shower over the bath and a convenient storage cupboard. The bathroom's location on the ground floor adds a level of practicality to the home.

The modern kitchen comes complete with high-end appliances and provides access to the rear yard, perfect for al fresco dining or a spot of gardening. The heart of the home, the reception room, offers a bright and airy space with large windows showcasing views of the garden, creating a peaceful ambience.

An additional benefit of this property is its EPC rating of C, reflecting its energy efficiency. The property falls within council tax band A, making it an economically wise choice too.

The location is an additional selling point, with excellent public transport links, local amenities, nearby schools, and green spaces. This peaceful locale offers both convenience and tranquillity.

In summary, this neutrally decorated terraced home with its unique features and prime location offers an ideal living space for families and couples seeking comfort and convenience.

Living Room: 16'01" x 12'06" (into alcove) - 4.90m x 3.81m

Kitchen: 9'08" x 11'02" - 2.95m x 3.40m

Bedroom One: 16'01" x 9'02" (into alcove) - 4.90m x 2.79m

Bedroom Two: 12'08" (max) x 9'04" (max) - 3.86m x 2.84m

Bathroom: 9'08" x 6'05" - 2.95m x 1.96

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: A

EPC RATING: C

FH00008824.SD.SD.19/9/24.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.

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