



Edwins Avenue South | Forest Hall | NE12 9AX

Offers in Excess of £210,000

Presenting an excellent opportunity to acquire this semi-detached bungalow, situated in a highly sought-after location with convenient access to public transport links and local amenities. This property, now available for sale, it offers a unique opportunity for a keen buyer to create their dream home.

Stepping in, you are welcomed by two generous reception rooms. The first reception room boasts a feature fireplace, providing a delightful focal point, complemented by a bowed double glazed window that allows ample natural light to flood the space. The second reception room benefits from french doors, seamlessly connecting the interior to the conservatory—a versatile space perfect for relaxing or entertaining whilst enjoying views of the garden.

The accommodation offers two double bedrooms, each featuring built-in wardrobes, ensuring practical storage. The bungalow includes one bathroom, complete with panelled bath, walk in shower, wash hand basin set in vanity unit and heated towel rail, combining comfort with functional design. A well-appointed kitchen serves as the heart of the home, making meal preparation simple and convenient. This property presents fantastic potential for buyers who are ready to put their stamp on a home.

Located within close proximity to a variety of essential amenities and excellent transport links, this bungalow represents a rare opportunity for purchasers searching for a property with scope in a desirable neighbourhood. To arrange a viewing or for further enquiries, please contact our office at your earliest convenience.

ROOK
MATTHEWS
SAYER



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Semi-detached bungalow

Driveway

2 bedrooms

EPC: TBC

Driveway

Council Tax: B

Sought-after residential area

Tenure: Freehold

For any more information regarding the property please contact us today

PROPERTY DESCRIPTION:

ENTRANCE PORCH: Double glazed entrance door, quarry tiled flooring and half glazed inner door to:

HALL: Coved cornice to the ceiling and access to roof space

LOUNGE: 16'0 into alcove x 11'9, (4.88m x 3.58m), double glazed bowed window, two radiators and feature fireplace with inset gas fire.

KITCHEN: 10'8 x 6'9, (3.25m x 2.06m), fitted with a range of wall & base units, one and a half bowl sink unit and built in oven and gas hob.

DINING ROOM: 10'6 x 7'10, (3.20m x 2.39m), Coving to the ceiling, radiator and twin UPVC french doors to conservatory.

CONSERVATORY: 9'0 x 8'3, (2.74m x 2.52m), Tiled floor, exposed brickwork and twin double glazed french doors to garden.

BEDROOM ONE: 13'9 x 11'10 into built in furniture, (4.19m x 3.61m), double glazed bowed window to front, fitted wardrobes and radiator.

BEDROOM TWO: 10'6 x 10'7 into built in furniture, (3.20m x 3.22m), double glazed windows to rear, fitted wardrobes and radiator.

BATHROOM: Comprising of, panelled bath, walk in shower, wash hand basin set in vanity sink, low level WC, part tiled walls and heated towel rail.

EXTERNALLY: The property offers a private driveway, rear garden which has lawned area two sheds perfect for storage, hobbies or work space. Patio area and also well maintained front garden.



PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: Fibre to cabinet

Mobile Signal Coverage Blackspot: No

Parking: Driveway

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

RESTRICTIONS AND RIGHTS

Listed? No

Conservation Area? No

Restrictions on property? No

Easements, servitudes or wayleaves? No

Public rights of way through the property? No

RISKS

Flooding in last 5 years: No

Risk of Flooding: Zone 1

Any flood defences at the property: No

BUILDING WORKS

Any known planning permissions or proposals in the immediate locality: No

Outstanding building works at the property: No

ACCESSIBILITY

This property has "has / has no" 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

Floorplan: TBC

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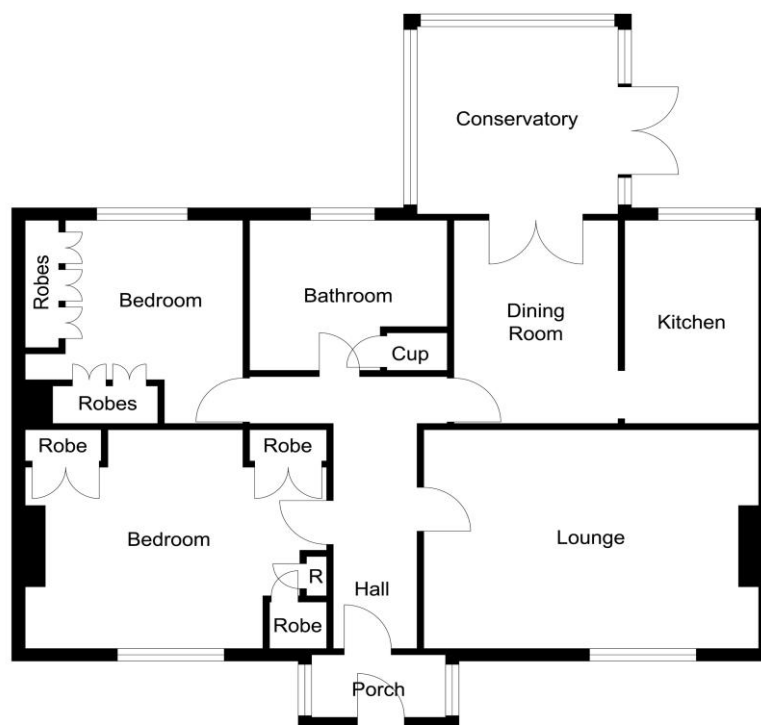


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**ROOK
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Version 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.

