



Ashwood Close, Forest Hall, NE12 9PZ

Asking Price: £160,000

Situated in an extremely sought after location enjoying easy access to a wide range of amenities we welcome to the market this lovely bungalow on Ashwood Close. Exclusively available for the over 55's, the well maintained accommodation offers a practical and spacious layout with two comfortable bedrooms, a conservatory leading off the lounge, refitted kitchen and refurbished shower room. With gardens to enjoy, the bungalow is an ideal retirement purchase.

Offered with the added benefit of no onward chain we feel the demand will be high so an early inspection is encouraged

ROOK
MATTHEWS
SAYER



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Semi-detached Bungalow

Sought after location

Two bedrooms

EPC: D

Conservatory

Council tax band: B

No Onward Chain

Tenure: Freehold

For any more information regarding the property please contact us today

PROPERTY DESCRIPTION:

COMPOSITE DOOR to

ENTRANCE HALLWAY: Built in cupboard, access to loft space.

LOUNGE: (rear) 17'6 into bay x 10'6i (5.32m x 3.20m)
Generous lounge with double glazed patio door to conservatory extension, wall mounted electric storage heater x 2.

KITCHEN: (rear): 11'3 max x 5'9 max (3.43m x 1.79m)
Refitted wall and base units with work surfaces incorporating; stainless steel sink unit with mixer tap. Space for cooker, washing machine and fridge freezer. Double glazed window to the rear.

CONSERVATORY: 11'7 x 8'2 (3.53 m x 2.48m), with double glazed door out to the rear garden.

BEDROOM ONE: (rear): 13'5 x 8'07 (4.09m x 2.62m), plus wardrobes, double glazed window, electric wall heater.

BEDROOM TWO: (front): 9'6 x 8'4 (2.90m x 2.54m), Fitted drawers, electric wall heater. Double glazed window to the front .

SHOWER ROOM

Spacious shower room refurbished to include step in double shower cubicle with electric shower, low level W.C., pedestal wash hand basin. Part tiled walls, double glazed frosted window to the rear. Wall mounted electric wall heater.

Externally there are paved gardens to the front and rear.

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PRIMARY SERVICES SUPPLY

Electricity: "Mains
Water: "Mains
Sewerage: "Mains
Heating: Electric
Broadband: NO
Mobile Signal Coverage Blackspot: NO
Parking: On Street

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.

RISKS

Flooding in last 5 years: NO
Risk of Flooding: ZONE 1
Known safety risks at property (asbestos etc...): NOT AWARE OF ANY

BUILDING WORKS

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

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

GROUNDS MAINTENANCE:

Payable to Karbon Homes of £27.33 per month.

COUNCIL TAX BAND: B

EPC RATING: D

FH00009216/GO/GO/24.10.25 /V1.



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.

