



Ashleigh Grove | Forest Hall | NE12 8EY

**£270,000**

Presenting a quite exceptional family home providing a wonderful blend of contemporary luxury and original character features, beautifully presented by current owners and sure to impress the most discerning of purchasers. Offering easy access to Benton metro station, road links and Forest Hall amenities. The substantial accommodation begins with a vestibule leading to an impressive entrance hallway, generous lounge to the front with feature fireplace and bay window with views over the church yard. A gorgeous open plan refitted dining kitchen with built in appliances, log burner and exposed brickwork to chimney breast. A lovely picture window and French doors lead out to the courtyard garden ideal for al fresco dining. The first floor offers three bedrooms, principle with fitted wardrobes and luxury refurbished family shower room. A fabulous opportunity for those looking for first class, ready to move in to accommodation, an early inspection is essential to secure.



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**Exceptional Period Terrace**

**Lounge with Feature Bay**

**Wood Burning Stove**

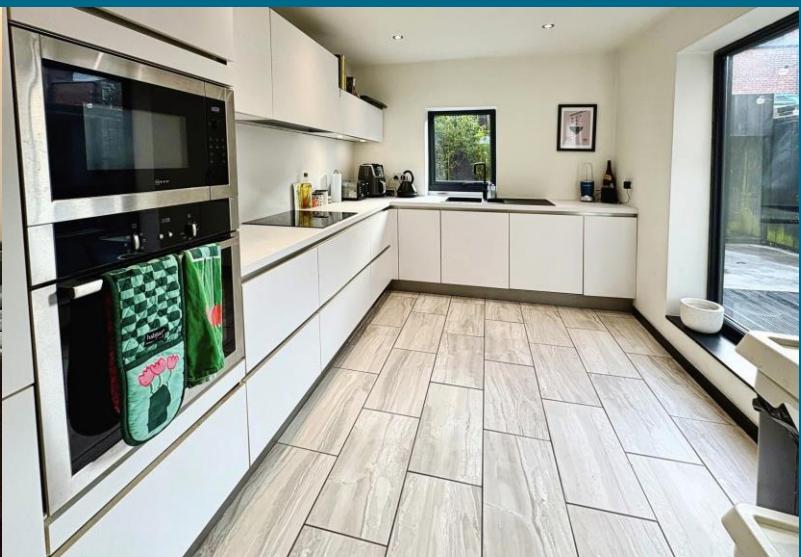
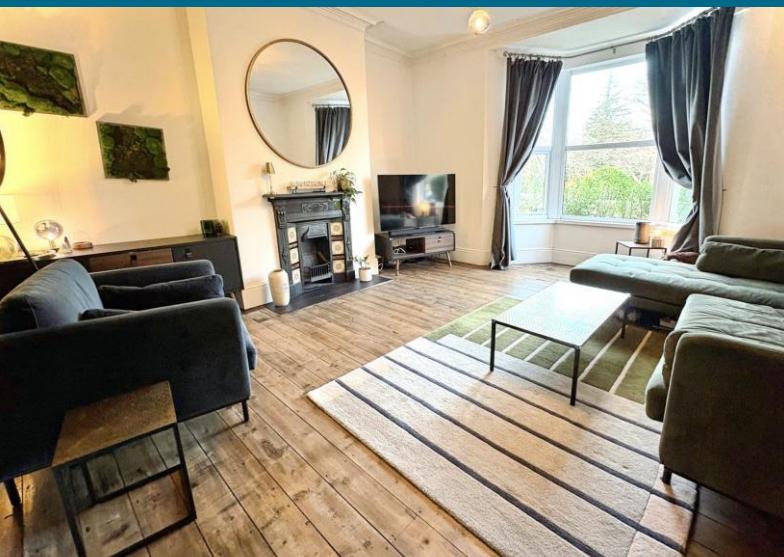
**Three Generous Bedrooms**

**Beautifully Presented**

**Views Over Church Yard**

**Gorgeous Dining Kitchen**

**Private Courtyard**



**VESTIBULE:**

**Double glazed entrance door, tiled floor, door to hallway:**

**ENTRANCE HALLWAY:** original, turned staircase to the first floor, radiator.

**LOUNGE:** (front): 17'8 ( in to bay) x 14'9 (in to alcove), (5.38 ( in to bay) m x 4.50m ( in to alcove), with measurements into feature, triple glazed bay window and alcoves, cast fireplace with tiled inset and hearth, electric, radiator, coving to ceiling.

**DINING ROOM:** (rear): 15'7 ( in to alcove) x 12'7 (4.75m ( in to alcove) x 3.84m),, double glazed French doors with gorgeous views over the rear court yard garden, attractive exposed brick fireplace with wood burning stove, double radiator, cornice to ceiling. Open plan to refitted kitchen.

**KITCHEN:** (rear) 10'8 x 8'6 ( 3.25m x 2.59m), Fabulous re-fitted kitchen, incorporating a range of sleek and stylish base, wall and drawer units, worktops, integrated double electric oven, induction hob, cooker hood, dishwasher and fridge freezer. Spotlights to ceiling and picture window over looking garden.

**HALF LANDING:**

Cupboard housing combi boiler, space for washing machine and tumble dryer.

**FIRST FLOOR LANDING**

Access to loft access with pull down ladders, we understand that the loft is boarded for storage purposes.

Double glazed picture window to rear.

**FAMILY SHOWER ROOM :** Gorgeous, re-fitted shower room, low level w.c. wash hand basin set in vanity unit, with push button cistern, fully tiled walls and floor, chrome ladder radiator, two double glazed windows

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**BEDROOM ONE:** (front): 13'8 x 9'7 plus wardrobes (4.17m x 2.92m)

With views overlooking the church yard, fitted wardrobes offering ideal storage solutions and radiator.

**BEDROOM TWO:** (rear): 14'2 x 11'6 in to alcove, (4.32m x 3.18m), into alcove, double glazed window enjoying views over courtyard, radiator.

**BEDROOM THREE:** (front): 10'2 x 7'11 (2.48m x 2.26m), Double glazed window, radiator.

**EXTERNALLY:**

Town garden to the front, and attractive enclosed court yard garden to the rear with decked area. Fenced and walled boundaries and external water supply.

**PRIMARY SERVICES SUPPLY**

Electricity: Mains  
Water: Mains  
Sewerage: Mains  
Heating: Mains  
Broadband: Fibre Broadband  
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.

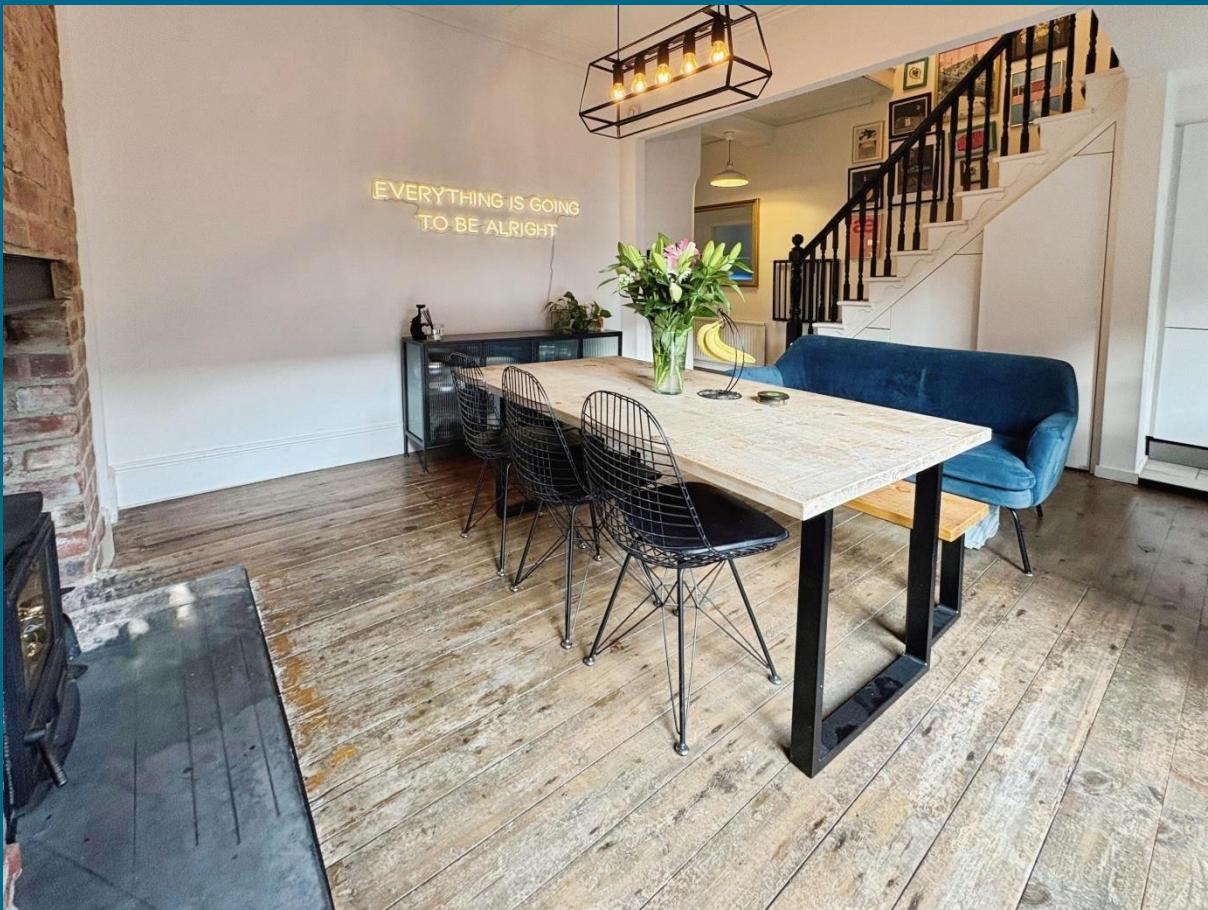
**TENURE**

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**

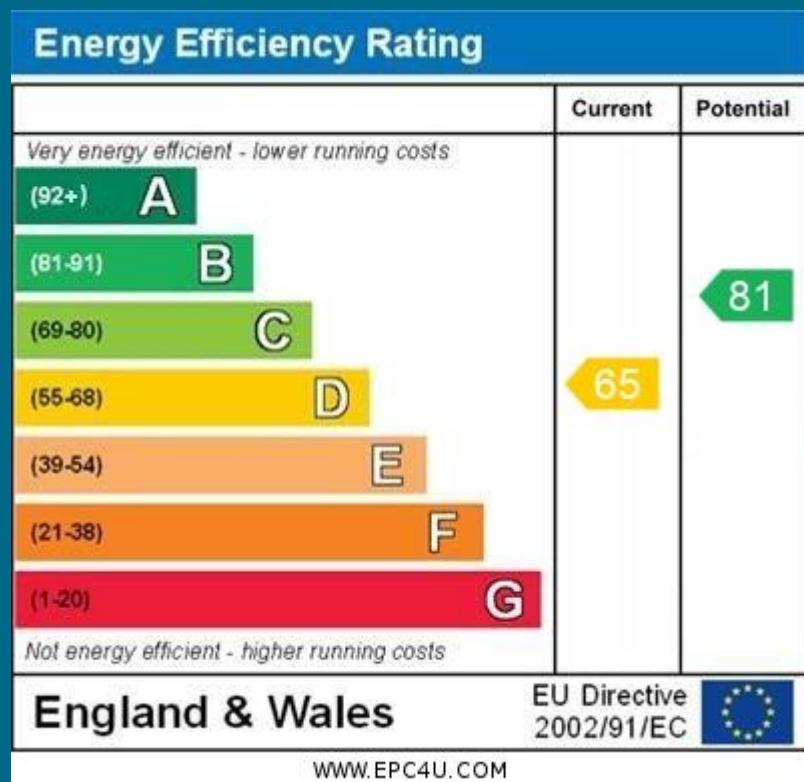
**EPC RATING: D**

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AWAITING FLOORPLAN



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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.

