

SIGNATURE

NORTH EAST

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 Teesdale Grove, Forest Hall NE12 7HU

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Asking Price
£189,950

Signature North East welcomes you to this charming 3-bedroom semi-detached home, situated in the desirable area of Forest Hall. Offering generous living spaces, this property combines comfort with a prime location. It is within easy reach of local schools, shops, and Quorum Business Park making it a perfect choice for both families and professionals. The property also benefits from excellent transport links with Benton Metro station just a short walk away.

Upon entering the property, you are welcomed into the central hallway, which provides access to both the living room and the open-plan kitchen/dining area. The living room is large with ample space for a variety of furnishings, the large windows flood the room with natural light and the fireplace adds a cosy touch. The open-plan kitchen/dining area offers enough room for a dining table creating the perfect space for family meals and entertaining. The kitchen is equipped with attractive wall and base units, complemented by sleek countertops and integrated appliances including a fridge, freezer, oven and hob. From this area, you can access the large rear garden.

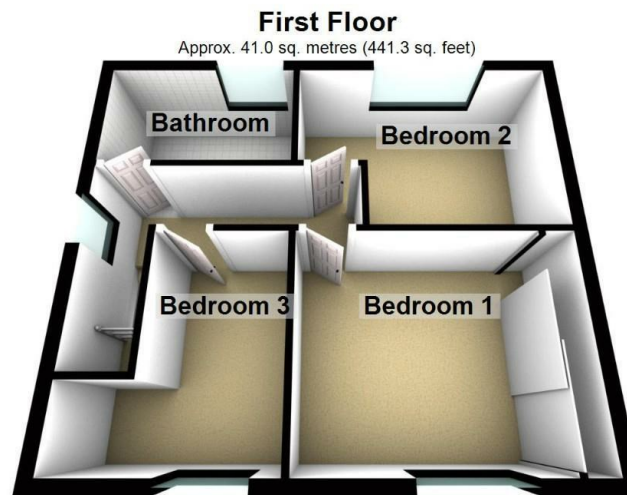
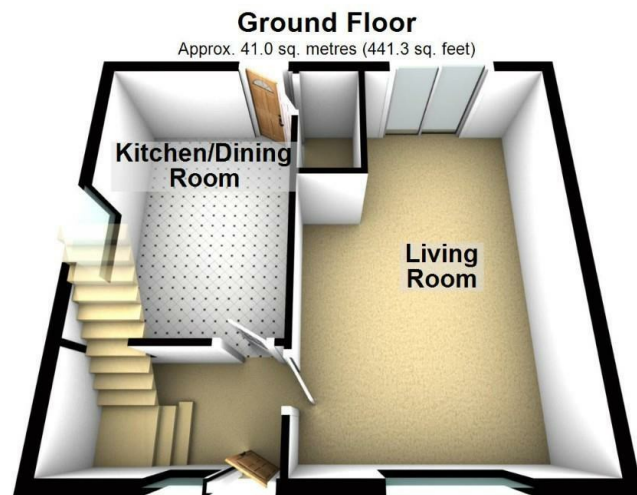
On the first floor, you will find three generously sized bedrooms, two of which comfortably accommodate a double bed along with additional furnishings. A third bedroom is currently being used as a home office, offering versatile space that can suit your needs. The first floor is completed by the bathroom which features a bathtub, shower, hand basin, and W.C., ensuring convenience and comfort for the whole family.

Externally, this property boasts a spacious rear garden, laid with lawn and a patio area, offering the perfect area for outdoor furniture and activities. A summerhouse, complete with electricity, adds extra versatility to the outdoor space. The home also benefits from off-street parking via the driveway. With its blend of style, space, and a fantastic location, this property is an ideal choice for your next home.



PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.

PROPERTY FLOORPLAN



Total area: approx. 82.0 sq. metres (882.6 sq. feet)

Please be advised the floorplans are not drawn to scale and are to be used to give an idea of the layout of the property.
Plan produced using PlanUp.

Measurements:

Living Room
19'6" x 12'9"

Kitchen / Dining Room
14'2" x 9'4"


Bedroom One
12'8" x 10'4"

Bedroom Two
12'8" x 8'11"

Bedroom Three
10'4" x 9'5"

Bathroom
9'5" x 5'5"

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	66	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	





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