



Lansdowne Road | Forest Hall | NE12 9BE

£130,000

Situated on the ever-popular Lansdowne Road this wonderful two bed home offers well-presented accommodation, an abundance of character and a fantastic layout that will appeal to an array of buyers. Step inside and the vestibule leads to the spacious and inviting living room which has a warm and welcoming atmosphere open plan to the fantastic sized dining room, offering ample space for family meals, dinner parties or celebrations with friends,

The kitchen to the rear has been extended and is thoughtfully designed to maximize both style and functionality with a good range of wall and base units complemented by generous work surfaces.

Upstairs you will find two bedrooms the principle is well proportioned with fitted wardrobes providing smart storage solutions while the second offers great flexibility to meet the buyer's needs. The house bathroom includes a free-standing bath creating a luxurious feel.

Externally to the rear is a delightful courtyard garden ideal for relaxing and enjoying the outdoors. Perfectly positioned in the heart of Forest Hall, the property is within easy walking distance to a wide range of local amenities, highly regarded schools and regular transport links. Offered with No onward chain, internal inspection welcome.

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1

Substantial Mid Terrace

Two Bedrooms

Well Presented Throughout

Luxury Bathroom

Convenient Position

Courtyard Garden

Two Reception Rooms

No Upper Chain

ENTRANCE: Double glazed door to vestibule, door to lounge.

LOUNGE: (front): 14'1 in to alcove x 11'7, (4.29m into alcove x 3.53m), Comfortable lounge to the front with part panelled walls and feature fireplace with electric fire and tiled effect hearth. Picture rail, coving to ceiling and radiator. Archway to dining room.

DINING ROOM: (rear): 14'0 x 11'7 (4.26m x 3.53m), Featuring coving to ceiling picture rail, radiator and staircase to first floor, double glazed window to the rear.

KITCHEN: (rear): 14'6 x 6'2, (4.41m x 6.2m) Comprising wall and base units with breakfast bar and contrasting work top. Integrated into a double electric oven and hob, extractor fan and fridge freezer. Spaces for slimline dishwasher and washing machine. Double glazed window and door to the rear.

FIRST FLOOR LANDING AREA:

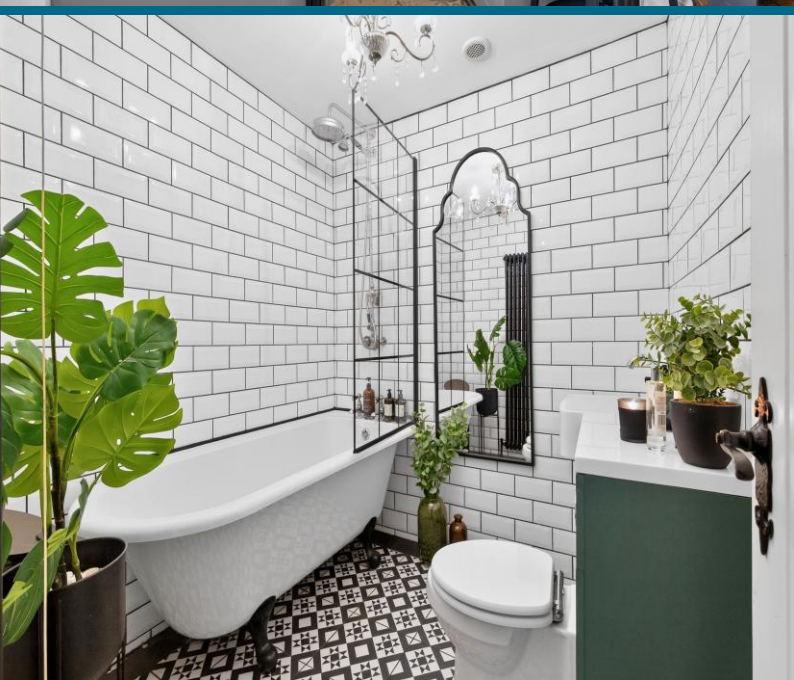
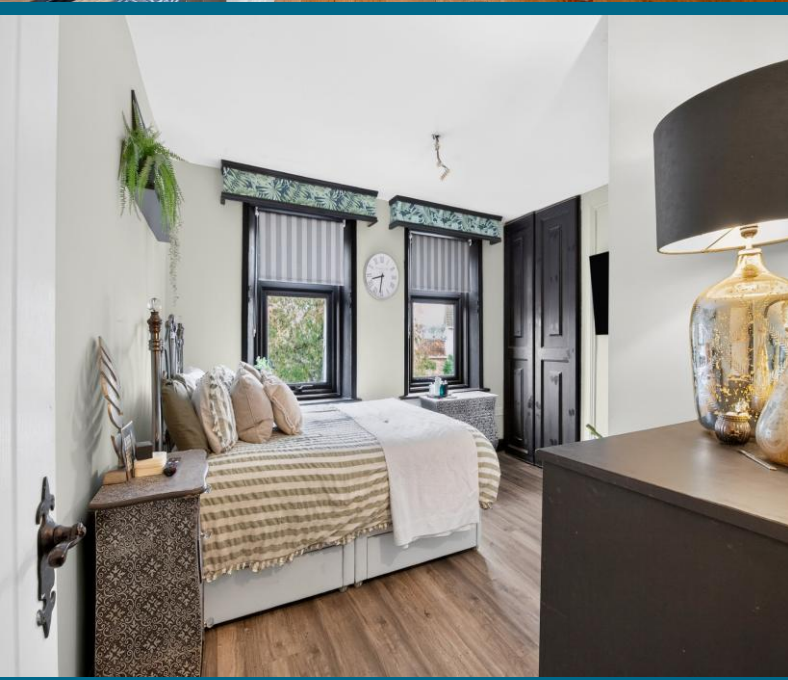
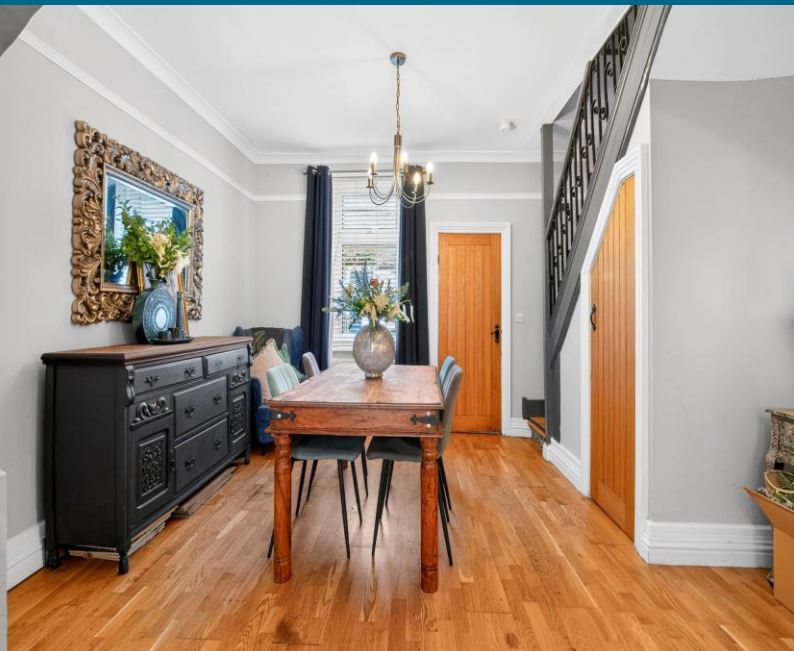
Access to loft access with pull down ladders, we understand that the loft is partially boarded for storage purposes.

FAMILY BATHROOM: Gorgeous, re-fitted bathroom, comprising of freestanding bath with mains twin headed shower over and glass screen, vanity sink unit with mixer taps, low level w.c. Fully tiled walls and floor, feature radiator.

BEDROOM ONE: (front): 12'7 x 11'9 (3.83m x 3.58m) A generous double bedroom to the front with two double glazed windows, built in cupboard with shelving, radiator,

BEDROOM TWO: (rear): 8'11 x 9'2 (2.71m x 2.7m). Double glazed window to the rear, built in cupboard with shelving and cupboard housing combi boiler, radiator.

EXTERNALLY: Courtyard garden to the rear with astro turf, gravelled area and gated access to the rear.



PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: TBC

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. -

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: Rivers and Sea Very Low - Zone 1

Surface Water High - Zone 2

Any flood defences at the property: No

Coastal Erosion Risk: No

Known safety risks at property (asbestos etc...): 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 no 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

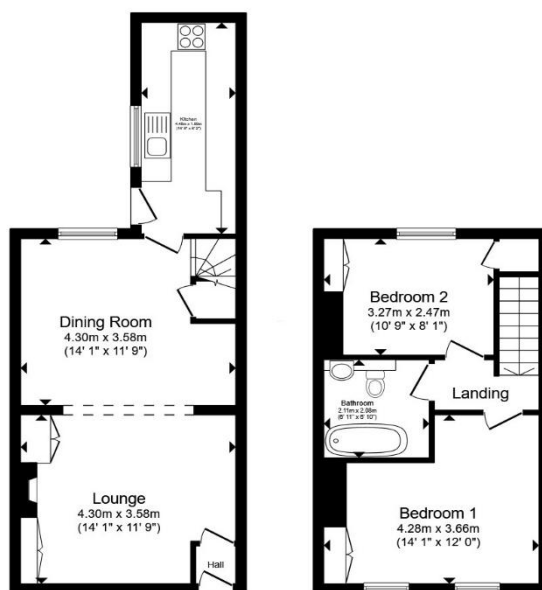
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

-OR-

COUNCIL TAX BAND: A

EPC RATING: D

FH00009551/GO/GO/21/10/26/V2



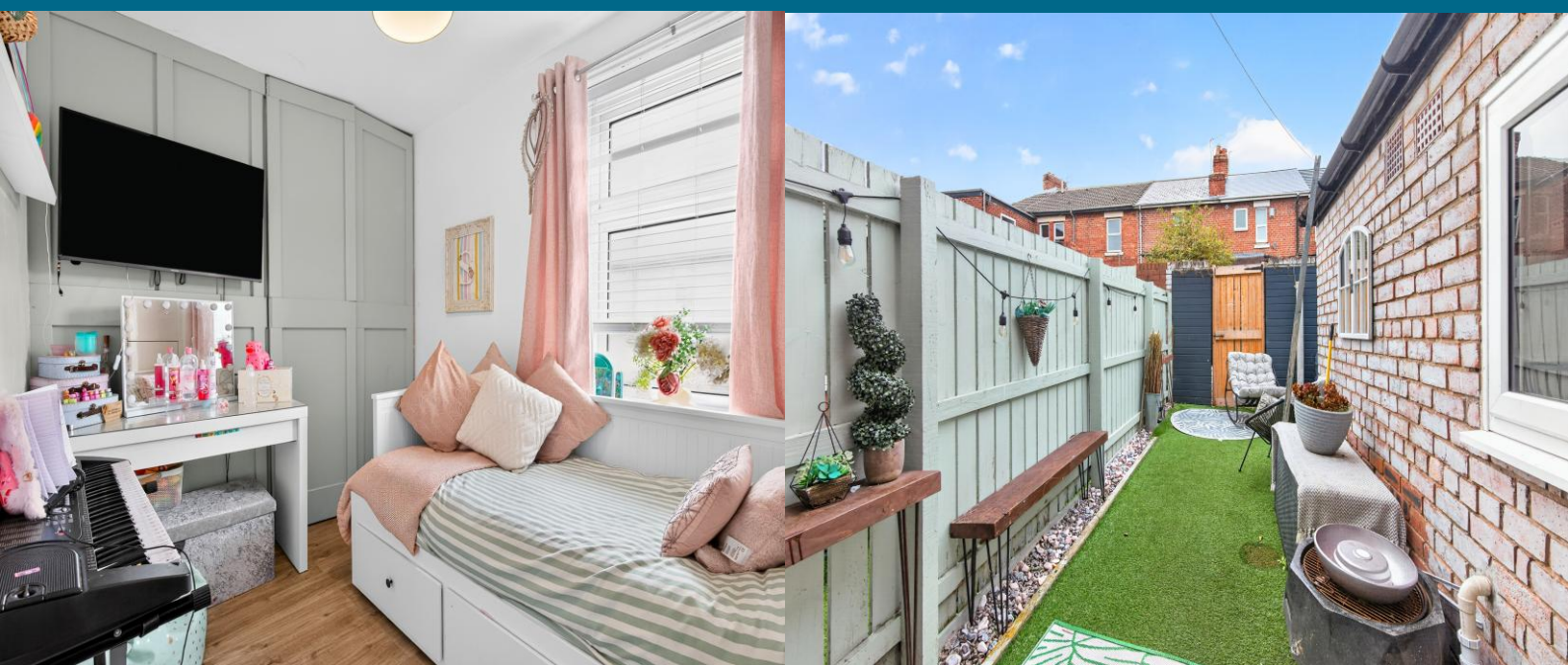
Ground Floor

First Floor

Total floor area 71.6 m² (771 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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



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