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4 Forrest Road

, Wallsend, NE28 8QF

This property is currently marked as "Sale Agreed," and no additional viewings will be conducted. We welcome inquiries from anyone looking to sell their property and interested in obtaining one of our "Gone" boards. Please feel free to contact us.

A LOVELY FAMILY HOME • THREE BEDROOMS • CONSERVATORY • DOWNSTAIRS WC •

GARAGE WITH EV CHARGING PORT AND ELECTRIC SHUTTER • DRIVEWAY PARKING • FREEHOLD

DECEPTIVELY SPACIOUS SOUTH FACING REAR GARDEN • TWO RECEPTION ROOMS • NEW ROOF 2015

Asking Price £239,950

3 1 1 D

- Great Family Home
- Close to Local Amenities, Western Primary School and Transport Links
- Freehold
- Conservatory
- South Facing Rear Gardern
- Council Tax Band C
- Garage with EV Charging Port and Electric Shutter
- Downstairs WC
- Energy Rating D

Entrance Porch

UPVC Door into small entrance porch, UPVC door into hallway.

Hallway

Wood effect flooring, picture rail, stairs to first floor, access to lounge, downstairs WC and kitchen.

Lounge

12'3" into alcove x 12'2" + bay (3.74 into alcove x 3.73 + bay)
Double glazed bay window, coving to ceiling, dado rail, radiator, feature fireplace, double doors opening into dining area.

Dining Area

13'5" x 11'8" into alcove (4.09 x 3.58 into alcove)
Coving to ceiling, double doors into conservatory, radiator.

Conservatory

10'3" x 10'3" (3.14 x 3.14)
Double glazed windows and door into rear garden, laminate flooring.

Kitchen

16'8" x 7'2" (5.10 x 2.20)
Two double glazed windows, UPVC door giving side access into rear garden, wood effect flooring. Fitted with range of wall and floor units with complimentary worksurfaces, sink unit, gas hob with overhead extractor hood, built in oven, plumbed for washing machine.

WC

4'7" x 2'4" (1.42 x 0.73)
Comprising: WC, wash hand basin and radiator. Plastic panelling to walls.

Landing

Double glazed window, panelling to lower wall, access to bathroom and bedrooms.

Bathroom

8'5" x 7'5" (2.58 x 2.27)
Double glazed window, vertical radiator, laminate flooring, part panelling and part tiled to walls. WC, wash hand basin, bath and separate shower cubicle.

Bedroom 1

13'3" x 11'7" (4.04 x 3.54)
Rear Elevation. Double glazed window, radiator.

Bedroom 2

12'3" x 11'7" into robe (3.75 x 3.54 into robe)
Front Elevation. Double glazed window, radiataor, sliding door wardrobes.

Bedroom 3

8'6" x 7'8" (2.61 x 2.35)
Front Elevation. Double glazed window, radiator.

Garage

There is a garage with EV charging port and electric shutter.

External

The front of the property is walled but also has ample parking availabale. To the rear there is a deceptively spacious garden with summerhouse and separate dinning area with artifical turf and also lawned area and side paved area.

Material Information

BROADBAND AND MOBILE:
At the time of marketing we believe this information is correct, for further information please visit https://checker.ofcom.org.uk

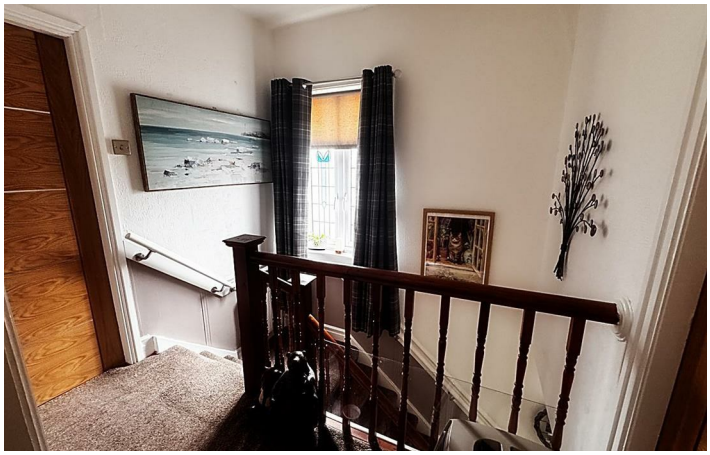
Various factors can affect coverage, such as being close to large trees or buildings when outdoors, or the thickness of walls if you're inside a building. This means there may be differences between the coverage prediction and your experience.

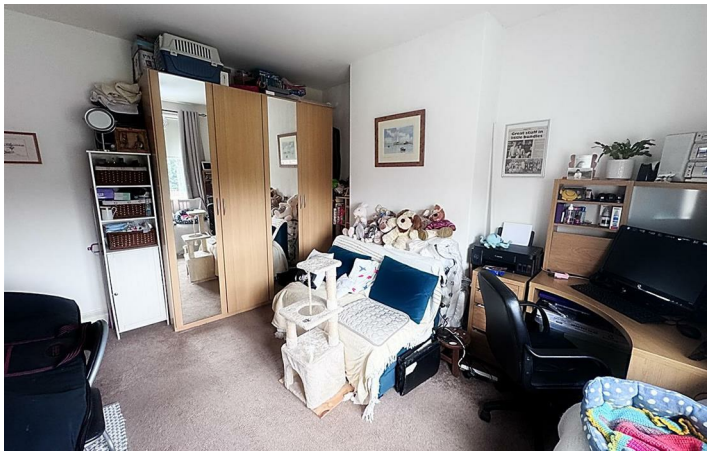
EE- Good outdoor, variable in-home
O2- Good outdoor, variable in-home
Three- Good outdoor
Vodafone - Good outdoor, variable in-home

We recommend potential purchasers contact the relevant suppliers before proceeding to purchase the property.

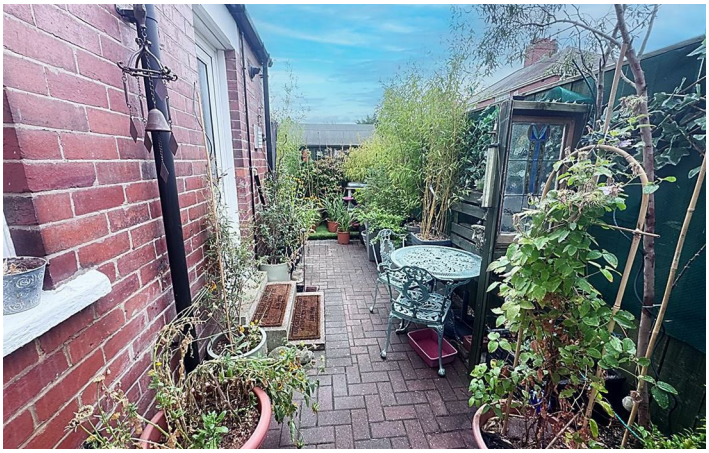
FLOOD RISK:
Yearly chance of flooding:
Surface water: Very low.
Rivers and the sea: Very low.

CONSTRUCTION:
Traditional
This information must be confirmed via your surveyor and legal representative.

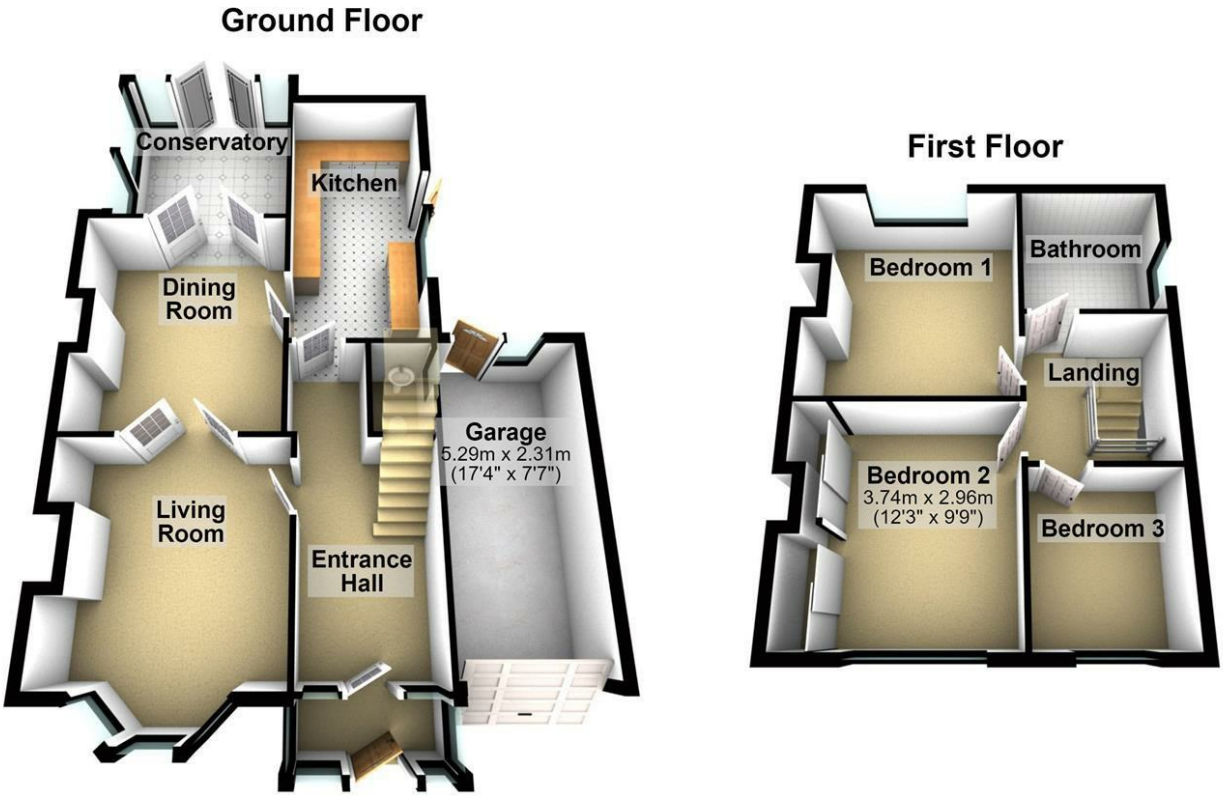




DAD'S
WORK SHOP



Floor Plan



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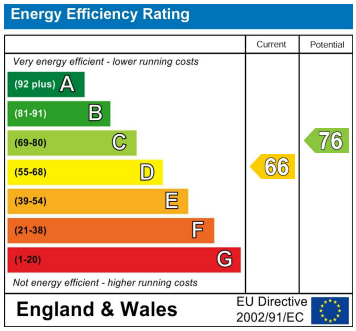

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