



Feetham Avenue | Forest Hall | NE12 9QN

# Offers in Excess of £245,000

Presenting a lovely detached family home well placed for schools, public transport links and local amenities on the highly regarded Feetham Avenue in Forest Hall.

A generous entrance porch creates a practical and welcoming arrival with plenty of room for coats, shoes and everyday essentials. This leads to a generous hallway and access to the lounge through dining room with dual aspect windows, ample room for relaxed seating and a dining table making it equally suited to quiet evenings and entertaining. The modern fitted kitchen is well appointed with a range of contemporary wall and base units and integral appliances. A rear facing window overlooks the garden while a side door gives access to the useful utility room and garage.

Upstairs there are two double bedrooms and a single, perfect for a child or home office. The bathroom has a bath with overhead shower catering to both preferences and a separate w.c.

Externally the property continues to impress with a neat lawned garden to the front and resin driveway to provide off street parking and access to the attached garage with power and light. To the rear the garden has lawned, decked and patio areas to enjoy making for ideal spaces for outdoor entertaining with an open aspect.

A superb property combining comfortable family living in a sought-after location. Viewings Recommended.

**RMS** | Rook  
Matthews  
Sayer

**3****1****1**

## Detached Family Home

## Well Regarded Residential Area

### Generous Porch to Front

### Well Kept Gardens

### Garage & Off-Street Parking

### Freehold

### EPC: TBC

### Council Tax: C

**ENTRANCE PORCH:** Step through a composite entrance door into the porch, which features double-glazed windows to the front and side and a tiled floor.

**ENTRANCE HALLWAY:** Enter through a double-glazed door into the hallway, featuring a double radiator, dado rail, and a staircase leading to the first floor with a useful understairs cupboard housing the meters. The floor is tiled.

**LOUNGE:** 11'8 x 14'7, (3.35m into alcoves x 4.44m max). A spacious living room featuring a marble fireplace surround with matching inset and hearth incorporating a gas point. There is a dado rail, a double-glazed window to the front, and two double-glazed windows to the side, providing plenty of natural light.

**DINING ROOM:** 10'3 x 8'4, (3.12m x 2.54m). Featuring a double-glazed window to the rear elevation, a double radiator, coving to the ceiling, a dado rail, and raised granite tiled flooring.

**KITCHEN:** 9'3 x 10'5, (2.81m x 3.17m). Fitted with a range of wall and base units incorporating a 1½ bowl sink unit with complementary work surfaces. Integrated appliances include a double oven with an integrated microwave, gas hob with extractor hood over, and dishwasher. There is a double radiator, tiled flooring, partially tiled walls, and a double-glazed window overlooking the rear garden.

**UTILITY:** 8'0 x 8'7, (2.43m x 2.61m). Fitted with a range of wall and base units with work surfaces, providing space for a washing machine, tumble dryer, and fridge freezer. There is a double-glazed window to the rear, a double-glazed door providing side access, and an internal door leading to the garage.

**FIRST FLOOR LANDING AREA:** Featuring a double-glazed window to the side, providing natural light to the landing.

**BEDROOM ONE:** 12'2 x 9'7, (3.70m x 2.92m). A well-proportioned principal bedroom featuring a double-glazed window to the front, a double radiator, coving to the ceiling, and a TV aerial point.

**BEDROOM TWO:** 11'7 x 10'9, (3.53m x 3.27m). Featuring a double-glazed tilt-and-turn window to the rear, a double radiator, and coving to the ceiling.

**BEDROOM THREE:** 9'2 x 8'1, (2.79m x 2.46m). Featuring a double-glazed window to the front, a double radiator, a built-in storage cupboard with shelving, and access to the fully boarded loft space.

**FAMILY BATHROOM:** Fitted with a panelled bath with an electric shower over and a pedestal wash hand basin. The room also features a double radiator, fully tiled walls, and two frosted double-glazed windows to the rear.

**SEPARATE WC:** Comprising a low-level WC and radiator, with partially tiled walls and a frosted double-glazed window to the rear.

**EXTERNALLY:** The front garden is predominantly laid to lawn with walled and fenced boundaries. A resin driveway provides off-road parking and leads to the garage, with the addition of solar lighting. The enclosed rear garden features a lawn, a raised decked seating area, and a patio, complemented by well-stocked flower, tree, and shrub borders. External water and electricity supplies are also provided.

**GARAGE:** Fitted with an up-and-over door, light and power, an internal access door to the utility room, and a rubber roof.



### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband: Fibre to premises

Mobile Signal Coverage Blackspot: No

Parking: Garage/Driveway

### 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.

Please note that a non-refundable AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

### RESTRICTIONS AND RIGHTS

Listed? NO

Conservation Area? NO

Restrictions on property? NO

Easements, servitudes or wayleaves? NO

Public rights of way through the property? Shared alley to side.

### RISKS

Flooding in last 5 years: NO

Risk of Flooding: ZONE 1

Any flood defences at the property: NO

Coastal Erosion Risk: LOW

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 accessibility adaptations.

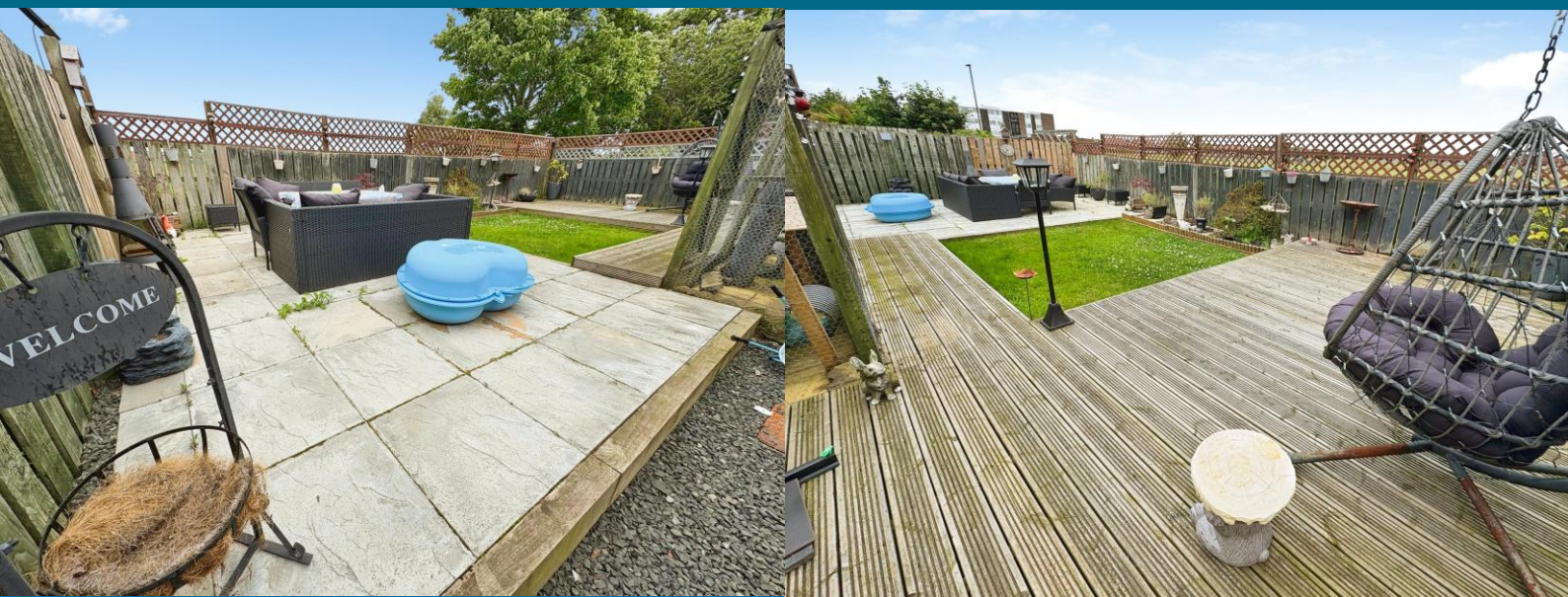
### TENURE

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: C

### EPC RATING: TBC

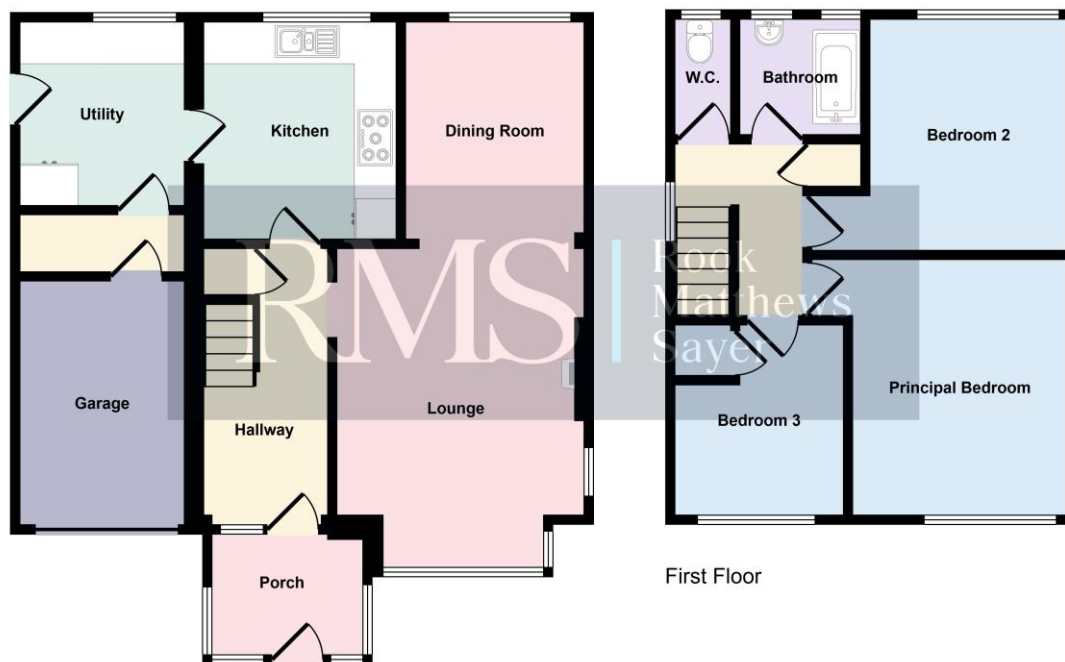
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Ground Floor

First Floor

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

## EPC RATING TBC

**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.

