



Balliol Avenue | Forest Hall | NE12 7PN

**£165,000**

Offered with no onward chain, this good-sized two double bedroom semi-detached home on Balliol Avenue is in a highly sought-after location, within walking distance of all Forest Hall amenities. The property will appeal to both first-time buyers and downsizers alike and briefly comprise of an entrance porch leading to the hallway, with access to a generous lounge/dining room. French doors open out to the garden, creating an ideal space to relax or entertain. The kitchen is both functional and stylish, with large windows flooding the room with natural light. A useful storage/utility room completes the ground floor. Upstairs, there are two great-sized double bedrooms and a shower room. Externally, there are gardens to the front, side, and rear, and the property boasts a driveway providing off-street parking. A perfect choice for those looking for comfort, convenience and style, an internal inspection is highly recommended.

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**Well Presented Semi Detached**

**Gardens to Front & Rear**

**Favoured Location**

**Driveway Providing Off Street Parking**

**No Onward Chain**

**EPC: D**

**Council Tax: A**

**Freehold**

**ENTRANCE PORCH:** Step through the double-glazed entrance door into the porch, which leads through a further double-glazed door into the hallway.

**ENTRANCE HALLWAY:** Featuring a radiator and a staircase to the first floor with a spindle banister, along with a useful under-stair cupboard.

**LOUNGE/DINER:** 20'6 x 11'3, (6.24m x 3.42m) into alcove. This open-plan space benefits from a double-glazed window to the front, a double radiator, alcoves, and coving to the ceiling, with double-glazed French doors to the rear.

**KITCHEN:** The kitchen is fitted with a range of wall and base units, incorporating a single drainer sink. There is a built-in electric oven with a gas hob, an integrated fridge freezer, and space for a washing machine. Two double-glazed windows to the side provide natural light, and the walls are part-tiled. A double-glazed door leads to the rear lobby and brick outhouse, from which a further double-glazed door provides access to the rear garden.

**FIRST FLOOR LANDING AREA:** Featuring a double-glazed window to the side and providing access to the loft space.

**BEDROOM ONE:** 12'9 x 9'3, (3.88m x 2.81m). The principal bedroom benefits from two double-glazed windows to the front, a built-in wardrobe, and a built-in cupboard, offering convenient storage solutions.

**BEDROOM TWO:** 11'04 x 9'8, (3.36m x 2.94m). The second bedroom offers fitted wardrobes, a double-glazed window to the rear, and a double radiator.

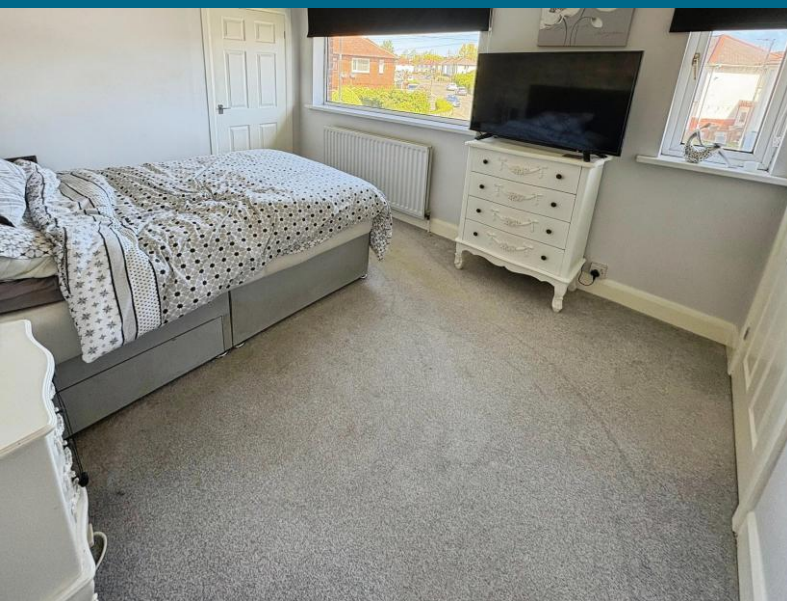
**FAMILY BATHROOM:** The family bathroom is complete with a corner mains shower, a wash hand basin set within a vanity unit, a low-level WC, a heated towel rail, and two double-glazed frosted windows to the rear.

**EXTERNALLY:** The side garden features a lawned area with a driveway and fenced boundaries. The rear garden offers a raised decked area, paving, and fenced boundaries.

**T: 0191 266 7788**

[Foresthall@rmsestateagents.co.uk](mailto:Foresthall@rmsestateagents.co.uk)

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## PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains/Gas

Broadband: None

Mobile Signal Coverage Blackspot: No

Parking: 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.

## 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: ZONE 1

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 accessibility adaptations:

- Ramp access to front door

## 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: A

## EPC RATING: D

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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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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