



Myrtle Crescent | Forest Hall | NE12 7ND

£150,000

Tastefully decorated and immaculately maintained, we welcome for sale this stunning mid terrace on Myrtle Crescent in Forest Hall. Conveniently located for local schools, amenities and transport links. Step inside the fabulous accommodation and you are greeted with a stunning open plan ground floor with dual aspect windows radiating an abundance of light. The comfortable living dining area flows beautifully to the kitchen, perfect for entertaining. The kitchen with stylish high gloss units boasts an integral oven, hob, and microwave with space for both fridge freezer and washing machine. A double-glazed door leads to the garden, well-kept and ideal for summer gatherings and relaxation. Upstairs you will find two double bedrooms and a lovely house bathroom fitted with a three-piece suite, comprising a bath with overhead shower, w.c., and hand wash basin. Externally to the front there is a driveway providing off street parking. Overall this is a superb property which will appeal to a variety of buyers. Early inspection is essential to secure.

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Stunning Mid Terrace

Gorgeous Kitchen & Bathroom

Beautifully Appointed & Decorated

Well Kept Gardens

Stylish On Plan Living

Driveway Providing Off Street

Two Double Bedrooms

Freehold

ENTRANCE: Double glazed door to front leading to lounge

OPEN PLAN LOUNGE/DINING ROOM/ KITCHEN: (front): 29'2 x 17'6, (8.89m x 5.33m), Gorgeous, open plan living room and dining space, double glazed windows to front and rear, inglenook fireplace with recess lighting, Ceiling spotlights, under stair cupboard, staircase to first floor with spindle bannister.

KITCHEN: (rear)

Beautiful fitted kitchen with a range of wall and base units, 1 ½ bowl sink unit, built in electric oven and hob with extractor hood and integrated microwave. Space for washing machine, ceiling spotlights, double glazed window and door leading to rear garden.

FIRST FLOOR LANDING AREA: Doors to

FAMILY BATHROOM: Comprising luxury white suite, panelled bath with glass screen and electric shower, low level WC, pedestal wash hand basin. Double glazed frosted window to the rear, tiled floor and part tiled walls.

BEDROOM ONE: (front): 13'1 x 9'5 (3.99m x 2.87m), Double glazed window to front, built in wardrobes, built in cupboard housing combi boiler, radiator. Access to roof space via drop down ladders, part boarded

BEDROOM TWO: (rear): 9'5" x 11'2, (2.87m x 3.40m), double glazed window to the rear, radiator

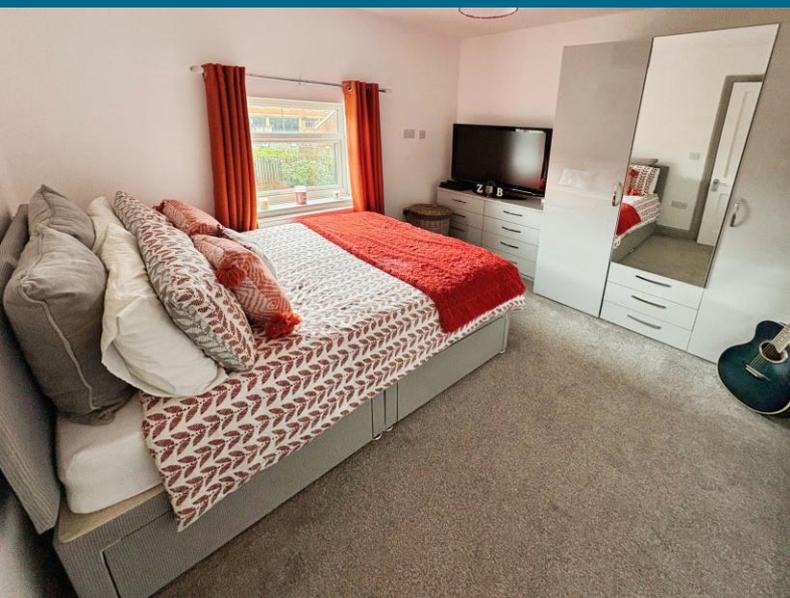
EXTERNALLY: Front driveway with fenced boundaries providing off-street parking.

REAR GARDEN: Laid mainly to lawn with graveled borders, cold water supply, fenced boundaries with gated access.

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PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Main

Sewerage: Mains

Heating: Mains

Broadband: Fibre

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

Public rights of way through the property: Yes
access for neighbour's via a gate to the rear for bins, garden waste.

RISKS

Flooding in last 5 years: No

Risk of Flooding: Zone 1

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: A

EPC RATING: C

FH00009322/GO/MR/27/02/26 V.1

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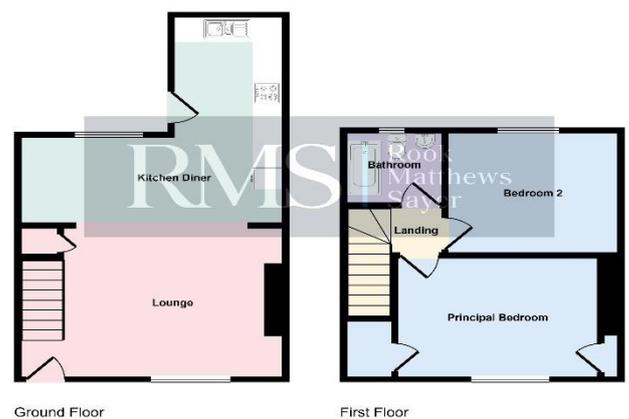
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This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Magic Smaggy 500.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	72 C	
55-68	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 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.

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