



Briar Edge, Forest Hall | NE12 7JN

# Asking Price: £160,000

For sale is this three-bedroom terraced house situated in Forest Hall, NE12. The property requires modernisation and provides a suitable foundation for families seeking to create a personalised living space. The house features two reception rooms, kitchen, and family shower room. Accommodation includes two double bedrooms and one single bedroom. Positioned within Council Tax Band B, this property offers an inviting proposition for those wishing to reside in a popular residential area.

Forest Hall is a well-connected location offering a variety of local amenities on Station Road and within the surrounding area. Nearby schools, including Forest Hall Primary School and St. Mary's Catholic School, are readily accessible for families. Richardson Dees Park and Springfield Park provide ample outdoor space for recreation and leisure activities.

Public transport links are convenient, with Palmersville Metro Station located less than a mile away. Trains from Palmersville offer frequent services to Newcastle city centre, typically taking under 20 minutes. Bus services on Great Lime Road and Station Road further enhance connectivity across the area.

This three-bedroom terraced house in Forest Hall is available for sale and offers a practical layout within a favourable residential location, benefitting from various amenities, schools and accessible transport links.

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**Mid-terrace**

**Sought after location**

**Three bedrooms**

**EPC: TBC**

**Front paved garden & rear yard**

**Council tax band: B**

**Car port to rear**

**Tenure: Freehold**

For any more information regarding the property please contact us today

**PROPERTY DESCRIPTION:**

**ENTRANCE DOOR to**

**ENTRANCE PORCH to**

**HALLWAY:** staircase to the first floor half landing, radiator.

**LOUNGE:** (front) 13'2 into alcoves x 12'2 into bay (4.01m x 3.71m)

Feature fire place with surround, electric fire, double radiator, coving to ceiling, double radiator, UPVC double glazed window to front.

**SECOND RECEPTION:** (rear): 13'2 into alcoves x 13'3 (4.01m x 4.04m)

Brick effect feature fireplace with shelving, gas fire, double radiator, UPVC double glazed window to rear.

**KITCHEN:** (rear): 10'7 at max point x 6'4 max (3.22m x 1.93m)

Fitted wall and base units incorporating a single drainer sink unit, space for underbench fridge, space for washing machine, space for free standing cooker, under stair storage cupboard/pantry, UPVC double glazed window to rear, UPVC double glazed door to rear yard.

**FIRST FLOOR ½ LANDING AREA:**

**FAMILY SHOWER ROOM:** (rear) 7'4 x 6'3 (2.24m x 1.91m)

Briefly comprising; low level W.C., step in shower cubicle, pedestal wash hand basin, radiator, two UPVC double glazed frosted window to side.

**FIRST FLOOR LANDING:** Storage cupboard, access to loft.

**BEDROOM TWO:** (rear): 10'1 into alcove x 10'1 (3.07m x 3.07m)

Radiator, combination boiler, coving to ceiling, UPVC double glazed window to rear.

**BEDROOM ONE:** (front): 13'4 x 8'4 plus into robes (4.06m x 2.54m)

Built in wardrobes, radiator, coving to ceiling, UPVC double glazed window to front.

**BEDROOM THREE:** (front): 9'9 x 6'4 (2.97m x 1.93m)

Radiator, coving to ceiling, UPVC double glazed window to front.

**EXTERNALLY:**

Front- Paved front garden with walled boundaries.

Rear- Access from lane to carport, enclosed rear yard, walled boundaries.

**T: 0191 2667788**

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#### PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: GAS CENTRAL

Broadband: NONE

Mobile Signal Coverage Blackspot: NO

Parking: CARPORT TO REAR/ONSTREET

#### 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: LOW RISK

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

#### BUILDING WORKS

Any known planning permissions or proposals in the immediate locality: NO

#### ACCESSIBILITY

This property has no accessibility 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

COUNCIL TAX BAND: B

EPC RATING: TBC

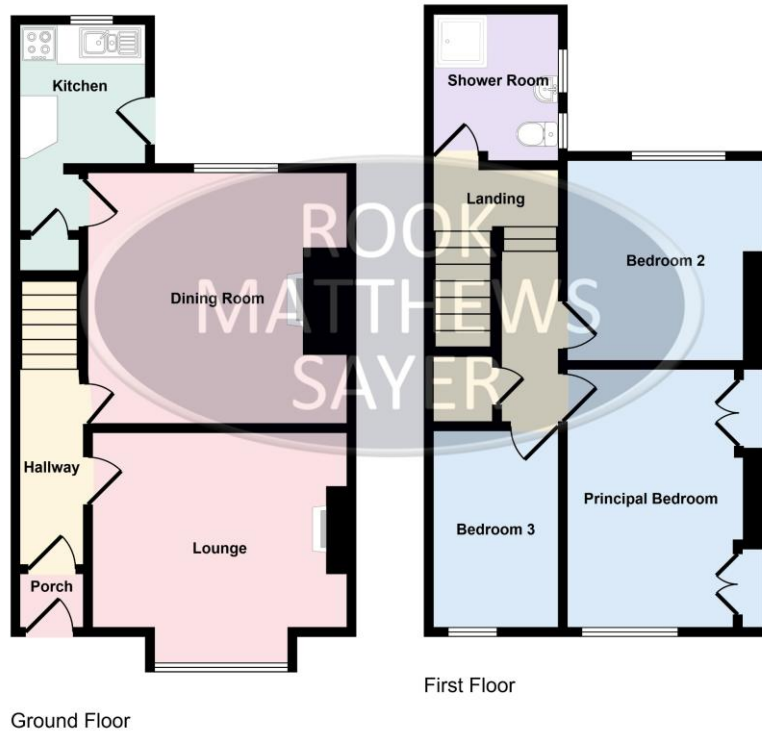
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This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites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

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