



Weardale Avenue | Forest Hall | NE12 7HY

£250,000

Presenting a much-loved family home, purchased from new, situated on Weardale Avenue in an area replete with local amenities, schools, and transport links, now ready for its next chapter.

The property offers enormous potential for updating to suit the aspirational buyer's own unique taste and style. It is very competitively priced to reflect the need for some refurbishment and is ideal for families seeking a comfortable and convenient living space in a vibrant community.

Briefly comprising a good-sized entrance porch, which leads to a welcoming hallway and a lovely lounge-through dining room filled with natural light from the front-facing bay window. Patio doors lead to the conservatory extension, with views overlooking the delightful rear garden. The kitchen to the rear is functional and provides access to a useful utility room, offering additional storage, as well as a convenient guest WC for added ease. To the first floor, there are three generous bedrooms and a family bathroom, which includes both a bath and a separate shower cubicle, catering to all preferences.

Externally, you will find well-maintained gardens to both the front and rear, along with a driveway providing off-street parking and access to an attached garage.

Offered with no onward chain, an internal inspection is highly recommended to truly appreciate the potential this property holds.

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Semi Detached Family Home

Desirable Location

Conservatory Extension

Well Maintained Gardens

Attached Garage

Freehold

Council Tax: C

EPC: D

ENTRANCE PORCH: A double-glazed entrance door leads into the porch.

ENTRANCE HALLWAY: The entrance hallway features a radiator and a staircase leading to the first floor.

LOUNGE: 12'8 x 27'1, (3.86m x 8.25m). Featuring a double-glazed bay window to the front, a marble hearth, two wall lights, two radiators, and coving to the ceiling, with patio doors leading to the conservatory.

CONSERVATORY: 9'2 x 9'8, (2.79m x 2.94m). Showcasing full-length double-glazed windows to the side and rear, with double-glazed patio doors leading to the garden.

KITCHEN: 10'2 x 9'2, (3.09m x 2.79m). The kitchen is fitted with a range of wall and base units, incorporating a stainless-steel single drainer sink and a gas cooker point. The walls are part-tiled.

UTILITY: 16'0 x 12'8, (4.88m x 3.86m). The utility room benefits from a workbench, a sink unit, tiled flooring, and plumbing for a washing machine. There is a double-glazed window to the rear and a door leading to the downstairs WC.

DOWNSTAIRS W.C.: This convenient space features a low-level WC and a wash hand basin.

FIRST FLOOR LANDING AREA: Featuring a double-glazed frosted window to the side.

BEDROOM ONE: 9'5 x 12'2, (2.87m x 3.70m). The principal bedroom benefits from a double-glazed window to the front, fitted wardrobes, a built-in cupboard with shelving, coving, a radiator, and wall lights.

BEDROOM TWO: 10'5 x 11'5, (3.17m x 3.47m). The second bedroom features a double-glazed window to the rear and a radiator.

BEDROOM THREE: 8'8 x 7'9, (2.64m x 2.36m). The third bedroom features a double-glazed window to the front and a radiator.

FAMILY BATHROOM: The family bathroom is fitted with a bath and a step-in mains shower cubicle, a wash hand basin set within a vanity unit, a low-level WC, and a heated towel rail. The walls are tiled, and there are two double-glazed windows to the rear. From the bathroom, there is access to the part-boarded loft space via a ladder.

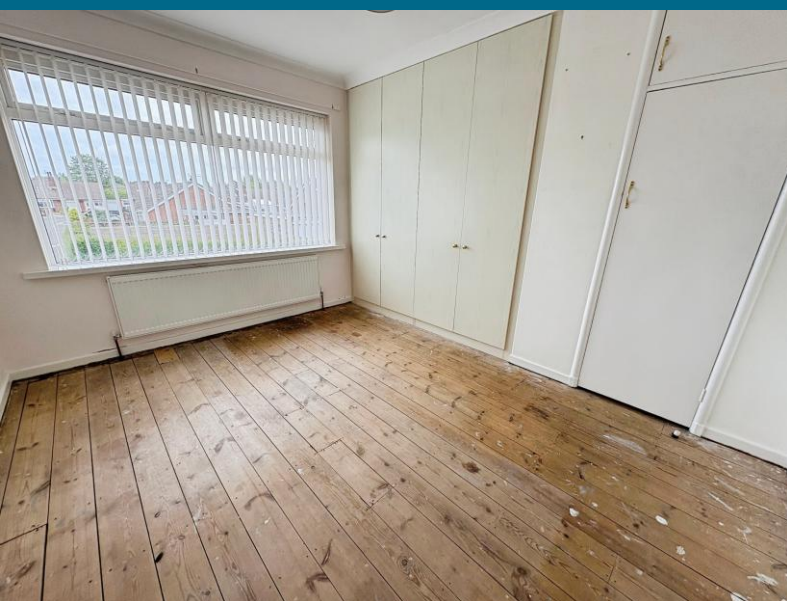
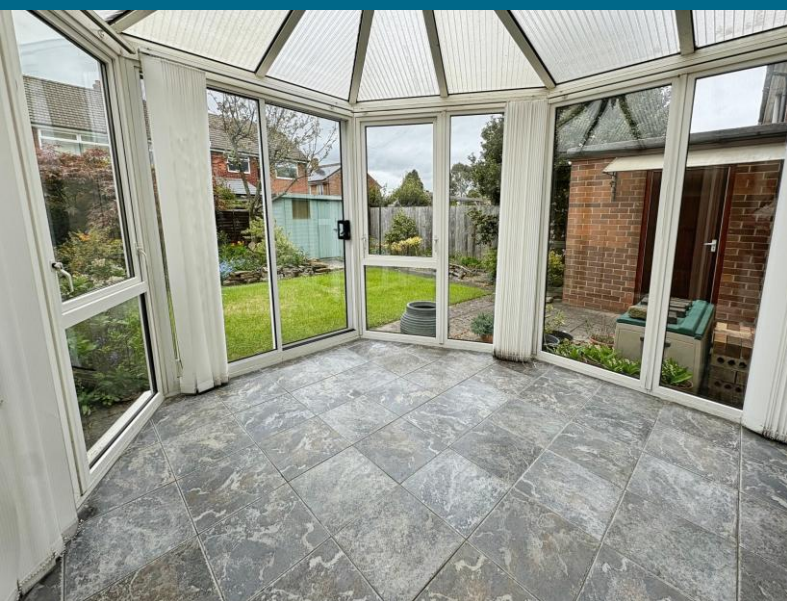
EXTERNALLY: The rear garden features a lawned area with a block-paved patio, planted borders, and a shed.

GARAGE: The garage features an up-and-over door, power, and a storage cupboard.

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PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband: Cable

Mobile Signal Coverage Blackspot: No

Parking: Garage/Driveway/On-Street

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: 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: D

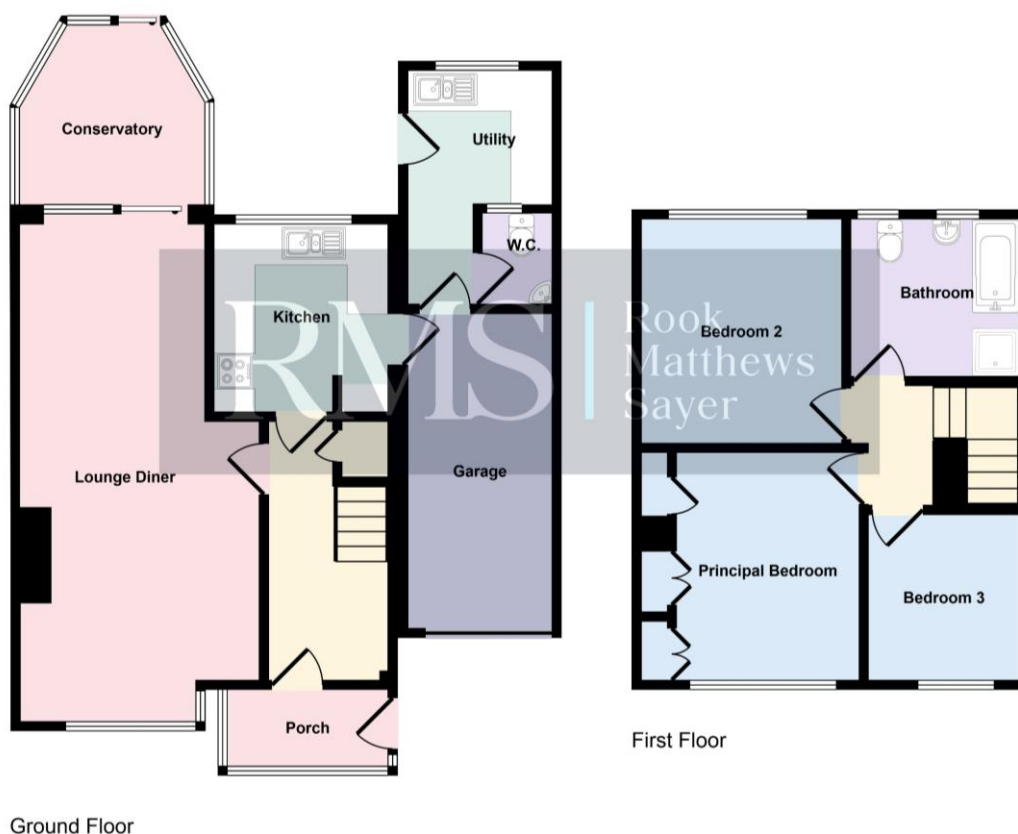
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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