



Forest Gate | Palmersville | NE12 9EF

**£190,000**

Occupying a corner position on the highly sought after Forest Gate we offer for sale this spacious end link with a well-designed layout ideal for family living. The ground floor features a welcoming hallway, a guest w.c. generous lounge leading to an open plan kitchen and dining room area with French doors to the good-sized west facing rear garden ideal for children's play or entertaining.

To the first floor you will find three bedrooms, two with built in wardrobes maximising storage solutions while the third is a comfortable single perfect as a child's room or home office. The modern family bathroom boasts a bath with shower over catering to all tastes.

Externally there is a detached garage to the front with up and over door, plus a driveway providing useful off-street parking. With gardens to front, side and rear westerly facing the property, suitable to a range of buyers offers comfortable living in a desirable location close to Palmersville metro, schools and a good range of amenities, early viewings are recommended to secure.

**RMS** | Rook  
Matthews  
Sayer



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**Modern End Link****Guest Ground Floor W.C.****Corner Cul De Sac Position****Gardens To Three Sides****Dining Kitchen With French Doors To Garden****Detached Garage****Three Bedrooms****Tenure: Freehold****PROPERTY DESCRIPTION:**

**ENTRANCE HALLWAY:** Double glazed entrance door, staircase to first floor, radiator, door to

**DOWNSTAIRS CLOAKS/W.C.:** Low level W.C., wash hand basin, double glazed window to front.

**LOUNGE:** (front): 11'2 x 15'2 (3.40m x 4.62m)  
Double glazed window to front, under stair storage cupboard, radiator, laminate flooring, coving to ceiling.

**BREAKFAST KITCHEN:** (rear): 14'7 X 9'4 (4.45M x 2.84m)  
Fitted with a range of wall and base units, wall and base cupboards, worksurfaces incorporating; single drainer stainless steel sink unit, gas cooker point, space for washing machine, space for dishwasher, space for fridge/freezer, wall mounted combination boiler unit, double radiator, part tiled walls, double glazed window to rear, double glazed French doors to rear.

**FIRST FLOOR LANDING AREA:**

Double glazed window to side, airing cupboard housing hot water cylinder, access to roof space.

**BEDROOM ONE (front):** 12'2 plus recess x 8'4 (3.71m x 2.54m)  
Built in wardrobe, radiator, double glazed window to front.

**BEDROOM TWO: (rear):** 7'8 x 9'4 plus robes (2.33m x 2.84m)  
Built in wardrobe, radiator, double glazed window to rear.

**BEDROOM THREE:** (front): 7'1 x 6'7 (2.16m x 2.00m)  
Radiator, double glazed window to front.

**FAMILY BATHROOM:**

White three-piece suite briefly comprising; low level W.C., panelled bath with mains powered twin headed shower over, glass shower screen, pedestal wash hand basin, radiator, shaving point, extractor fan, double glazed frosted window to rear.

**GARAGE:**

Detached garage, roller door, lights and power points.

**EXTERNALLY;**

**FRONT:** Paved and lawned areas

**SIDE:** Mainly paved

**REAR:** Mainly laid to lawn, two patio areas, water supply, walled and fenced boundaries.



#### PRIMARY SERVICES SUPPLY

Electricity: MAINS  
Water: MAINS  
Sewerage: MAINS  
Heating: GAS CENTRAL  
Broadband: FIBRE TO PREMISES  
Mobile Signal Coverage Blackspot: NO  
Parking: DETACHED 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.

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

#### BUILDING WORKS

Any known planning permissions or proposals in the immediate locality: NEW BUILD AT THE BOTTOM OF STREET "ASHBERRY HOMES"  
Outstanding building works at the property: 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

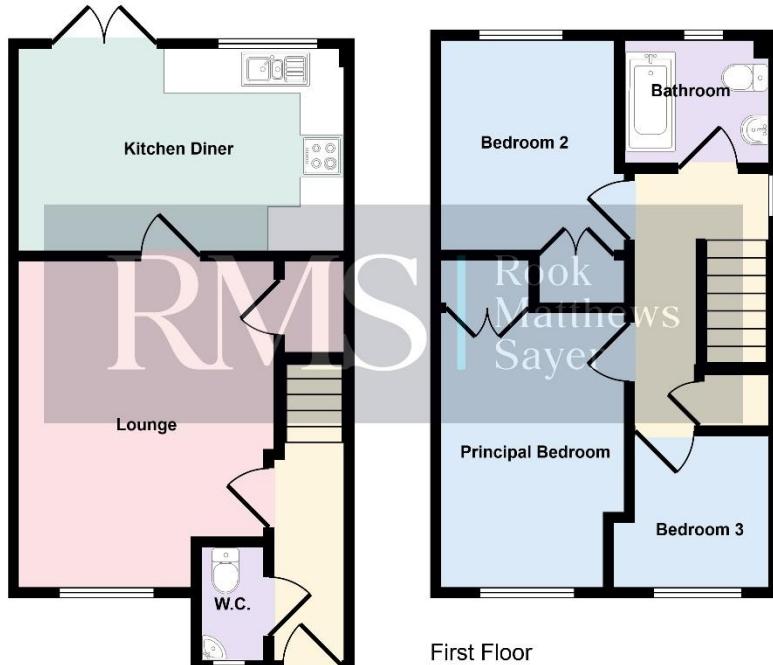
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

#### COUNCIL TAX BAND: C

#### EPC RATING: B

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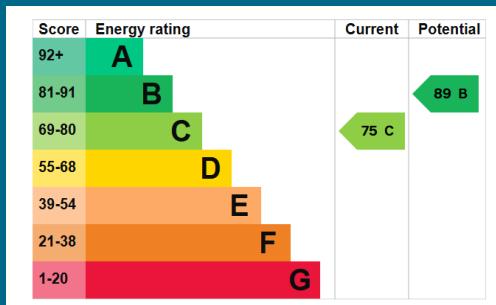




Ground Floor

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.



**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

**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.

