



Avondale Avenue, Forest Hall NE12 7HT

Asking Price: £175,000

We welcome for sale this well maintained, attractive, three bedroom semi detached home offering excellent sized family accommodation on Avondale Avenue in the heart of Forest Hall. Occupying a corner position in this highly sought after location with wrap around gardens and driveway providing off street parking.

The entrance hall leads to a bright and spacious lounge dining room offering plenty of space for relaxation with natural light from the dual aspect windows and generous kitchen fitted with a range of wall and base units and access to the garden. To the first floor there are two double bedrooms and a single plus family bathroom with separate w.c.

Don't miss the opportunity to purchase this lovely family home with a Council Tax Band A, this property also presents excellent value for the area. With local schools, shops, parks, and transport links on your doorstep, the sought-after location enhances the appeal, offering a welcoming community atmosphere.

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Semi-detached

Prime location

Three bedrooms

EPC: B

Wrap Around gardens

Council tax band: A

Driveway

Tenure: Freehold

For any more information regarding the property please contact us today

ENTRANCE DOOR to

ENTRANCE HALLWAY: staircase to the first floor, double glazed window to front, radiator.

LOUNGE DINER: (front) 19'7 x 12'8 (5.97m x 3.86m)

Built in feature fireplace, wall lights x 4, double and single radiator, double glazed bow window to front and double glazed window to the rear.

KITCHEN: (rear): 14'2 max x 9'2 max (4.32m x 2.79m)

Fitted wall and base units with work surfaces incorporating; single drainer sink unit with mixer tap, space for free standing cooker, washing machine, fridge freezer and dryer. Cupboard housing combi boiler and pantry. Double glazed window and door to side.

FIRST FLOOR LANDING:

Double glazed window, loft access with pull down ladders, part boarded.

FAMILY BATHROOM:

Comprising of: Panelled bath with electric shower over and glass screen. Pedestal wash hand basin, heated towel rail. Built in cupboard, double glazed window to the rear.

SEPARATE W.C

Low level W.C., Double glazed window to the rear.

BEDROOM ONE: (front)): 10'5 plus depth of fitted wardrobes robes x 10'1, (3.18m x 3.07m),

Good range of wardrobes with sliding doors, double glazed window, radiator.

BEDROOM TWO: (rear):12'08 x 9'2, (3.86m x 2.79m)

Double glazed window to the rear, radiator.

BEDROOM THREE: (front): 10'1 x 7'5, (3.07m x 2.26m),

built in wardrobes double glazed window, radiator, fitted storage to one wall

EXTERNALLY: Well kept mature gardens to three sides, with lawned and patio areas. Hedged boundaries providing privacy and driveway providing off street parking. Garden shed.

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PRIMARY SERVICES SUPPLY

Electricity: "Mains

Water: Mains

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

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: no

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
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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: B

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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.

