



Nicholson Terrace | Forest Hall | NE12 9DP

£110,000

Situated in a highly regarded residential area we welcome to the market this well presented first floor flat on Nicholson Terrace. Ideally situated for access to local amenities, schools, road and transport links to both Newcastle and the coast.

Step inside and the staircase gives access to the generous accommodation. The spacious lounge dining room has ample room for entertaining and benefits from two windows to the rear flooding the room with natural light. The kitchen is well appointed and offers a good range of wall and base units both stylish and functional with a staircase leading to the rear yard.

The property has two bedrooms with the master being of a particular generous size and modern bathroom with over bath shower catering to both preferences which completes the accommodation. Externally you will find an enclosed yard to the rear, an excellent choice for a first time buyer to get on to the property ladder or an ideal investment opportunity, internal inspection welcome.

RMS | Rook
Matthews
Sayer



2



1



1

First Floor Flat

Sought after Residential Location

Modern Bathroom

Well Equipped Kitchen

Yard To Rear

Leasehold: 999 Years from October 1987

Council Tax: A

EPC: TBC

ENTRANCE HALLWAY AND LANDING:

Accessed via a double-glazed entrance door, the hallway leads to the staircase serving the first-floor flat. The landing includes a radiator and provides access, via a ladder, to a partially boarded loft space offering useful storage.

LOUNGE/DINER: 20'1 x 14'1, (6.12m x 4.29m), with measurements into alcoves. A spacious and bright reception room featuring two double-glazed windows overlooking the rear. The focal point is a wood-effect fireplace with a marble inset and hearth, housing a living-flame-effect gas fire. Additional features include alcove shelving and storage, decorative coving, a double radiator, and a meter cupboard.

KITCHEN: 11'7 x 6'1, (3.53m x 1.85m). Fitted with a range of wall and base units providing ample storage, together with a wall-mounted combination boiler. The kitchen includes a built-in electric oven and gas hob, with designated space for a washing machine, tumble dryer, and fridge freezer. A double-glazed window to the front provides natural light, while a separate door leads to the rear yard.

BEDROOM ONE: 12'8 x 14'2, (3.86m x 4.31m). A generous principal bedroom featuring a double-glazed window to the front, a double radiator, and useful alcove spaces.

BEDROOM TWO: 10'8 x 6'9, (3.25m x 2.05m). A well-proportioned second bedroom with a double-glazed front-facing window and radiator.

FAMILY BATHROOM: The bathroom is fitted with a panelled bath with an electric shower over and a bifold shower screen. Additional fittings include a wash hand basin set within a vanity unit, a low-level WC, and a heated towel rail. The room benefits from partially tiled walls and a double-glazed frosted window to the rear.

EXTERNALLY: Rear garden enjoys a private patio space with gated access.

T: 0191 266 7788

Foresthall@rmsestateagents.co.uk

RMS | Rook
Matthews
Sayer



PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains Gas
Broadband: Fibre To Premises
Mobile Signal Coverage Blackspot: No
Parking: Permit (£25 per year)

MINING

The North East region is famous for its rich mining heritage. We have been advised that the property is known to be at risk from mining activities in the locality, therefore please speak with your conveyancer for further information.

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.

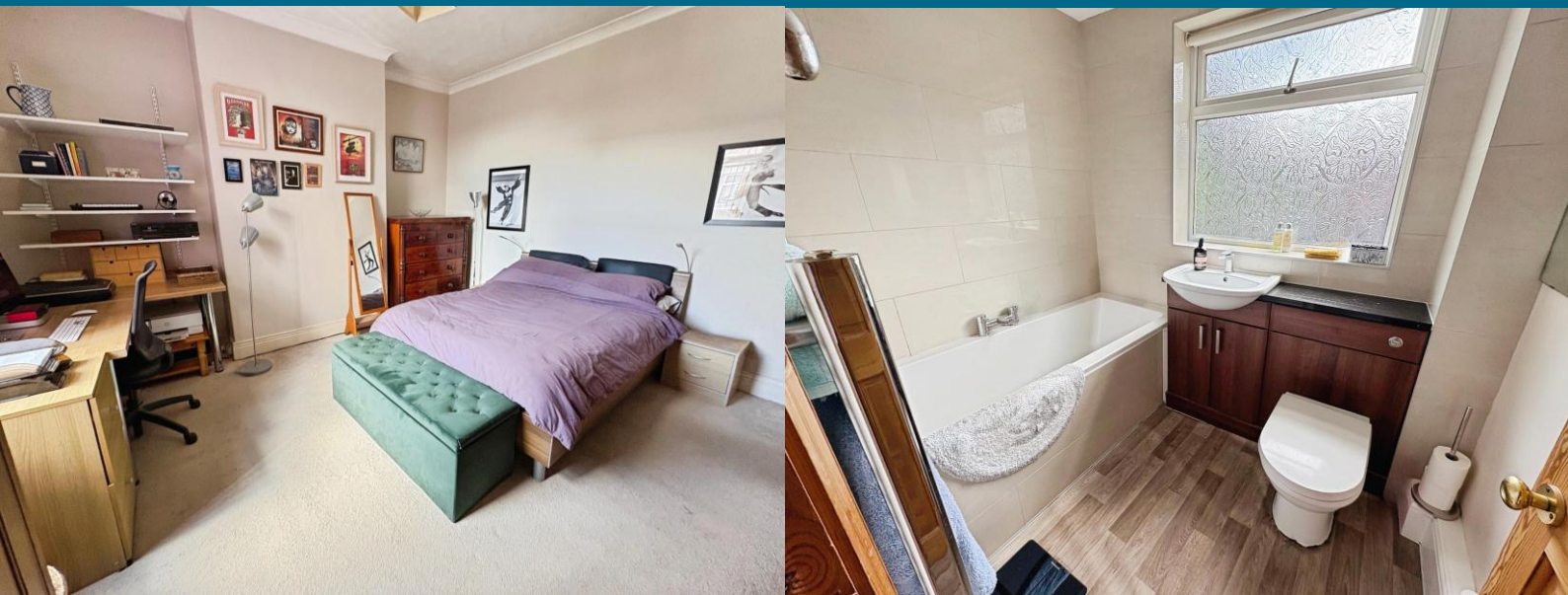
TENURE

Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.
Length of Lease: 999 years from 02/10/1987
Ground Rent: Peppercorn
Service Charge: N/A
Any Other Charges/Obligations: N/A

COUNCIL TAX BAND: A

EPC RATING: TBC

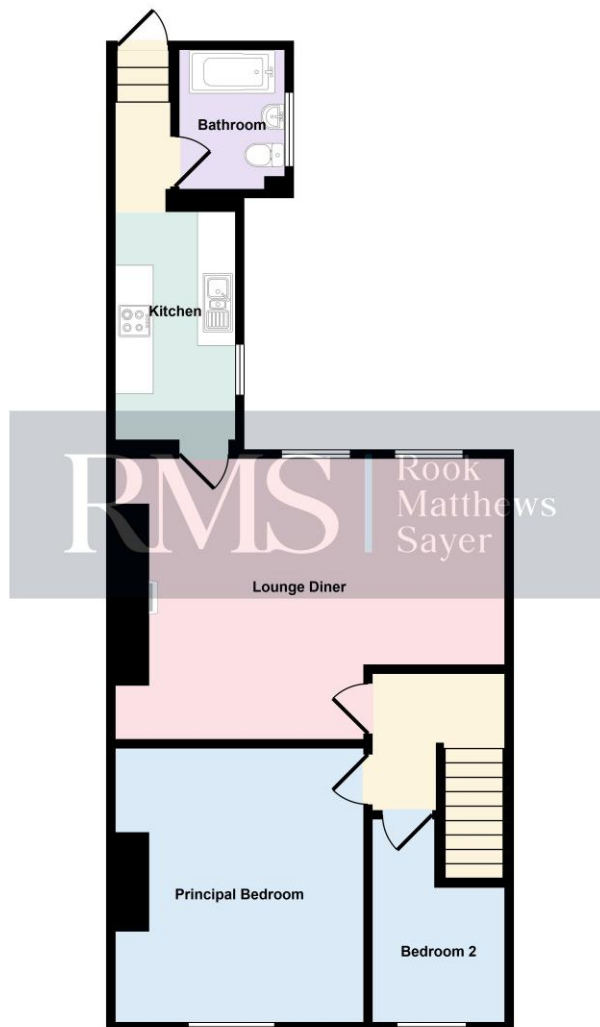
FH00009429 GO MR 29/06/2026 V3



T: 0191 266 7788

Foresthall@rmsestateagents.co.uk

RMS | Rook
Matthews
Sayer



"DoubleClick Insert Picture" EPC RATING

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.

