







- Well Presented
- Shower Room
- Driveway
- Spacious
- Council Tax Band \*B\*
- Popular Location
- Downstairs Bathroom
- Extended Kitchen
- Transport Links Nearby
- Call For More Information







**\*\* Video Tour on our YouTube Channel | <https://youtu.be/SmKvb55g-u8> \*\***

This simply stunning property located on the highly sought after West Lane in Forest Hall must be viewed to appreciate the accommodation on offer.

Nestled in the desirable Forest Hall area, this property benefits from a prime location with an abundance of local amenities within easy reach. You will find a variety of shops and food vendors nearby, making everyday errands and dining out a breeze. Excellent transport links ensure easy access to surrounding areas and for those who enjoy nature, The Rising Sun Country Park is only a short drive away, offering an idyllic setting for outdoor activities.

The property briefly comprises: - entrance porch, hallway, bright and airy lounge with bay window and feature fire, spacious dining room with log burner leading to an open plan extended kitchen with fitted wall and floor units and there is also a contemporary ground floor bathroom WC. The first floor consists of two double bedrooms; both benefiting from fitted wardrobes, and there a three-piece shower room WC.

Externally, there is a driveway to the front providing off street parking while to the rear there is a good-sized garden with decked and paved areas. Perfect for those alfresco evenings. The property also boasts gas central heating and double glazing.

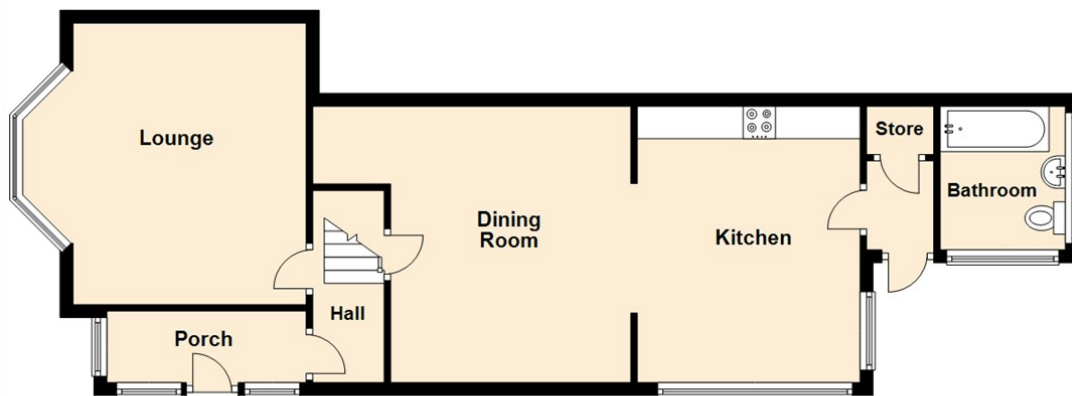
We anticipate a high level of interest on this beautiful home. For more information or to book a viewing please call our High Heaton sales team on 0191 236 2070.

#### Tenure

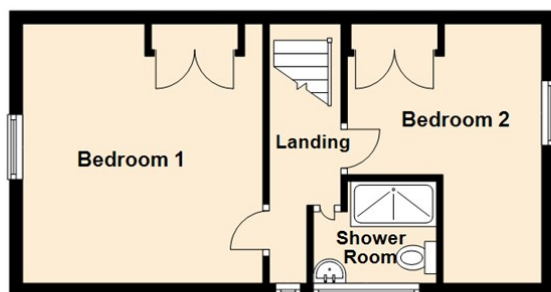
The agent understands the property to be freehold. However, this should be confirmed with a licenced legal representative.

Council Tax band \*B\*.

Ground Floor



First Floor



Lounge 11'10" x 13'11" (3.61 x 4.26)

Kitchen 9'6" x 14'8" (2.90 x 4.48)

Bedroom One 12'4" x 14'1" (3.78 x 4.30)

Bedroom Two 9'4" x 12'7" (2.86 x 3.86)

#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>	61	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## The difference between house and home

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