

Accommodation

Ground Floor

Entrance Hall

upvc part glazed entrance door, wood effect laminate flooring, staircase to the first floor with understair storage cupboards, central heating radiator

Lounge/Dining Room (rear) 22' 0" x 9' 9" (6.70m x 2.97m)

feature fireplace with log burning stove, central heating radiator, TV point, upvc double glazed window, wood effect laminate flooring, double glazed sliding doors to:-

Conservatory (rear) 12' 0" x 9' 8" (3.65m x 2.94m)

upvc double glazed windows and door opening onto the rear garden

Kitchen (front) 10' 0" x 9' 8" (3.05m x 2.94m)

very well fitted with wall, floor and drawer units incorporating a built in gas hob with stainless steel extractor hood, split level double oven, stainless steel single drainer sink unit, ceramic tiling above worktops, central heating radiator, upvc double glazed window

Utility Room (rear)

plumbed for an automatic washing machine, built in cupboard, door to the lounge/dining room and door to an additional lobby utility area to the front

First Floor

Stairs up to the First Floor Landing

Bedroom One (front) 13' 5" x 11' 2" (4.09m x 3.40m)

including fitted wardrobes to two walls, central heating radiator, upvc double glazed window

Bedroom Two (rear) 10' 5" x 8' 6" max (3.17m x 2.59m)

central heating radiator, upvc double glazed window

Bedroom Three (front) 10' 5" x 8' 3" max (3.17m x 2.51m)

double built in wardrobe, central heating radiator, upvc double glazed window

Bathroom/w.c.

fitted with a three piece white suite comprising a panelled bath with shower over, pedestal wash hand basin and low level w.c. ceramic tiling to walls, tiled floor, two upvc double glazed windows

External

mainly block paved garden to the front and an enclosed paved garden to the rear

EPC Rating

C

Council Tax

Band A

LJ Lucas James

Estate Agents Surveyors Lettings



Bannister Drive
Forest Hall, NE12 9QS

£1,150 Per Calendar Month

Important Note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Lucas James Estate Agents 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 any part of a contract. No persons in the employment of Lucas James Estate Agents have any authority to make or give any representation or warranty whatever in relation to this property.

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Three Bedroom Mid Terraced House

Well Fitted Kitchen

Excellent Order Throughout

Large Lounge/Dining Area

Conservatory Extension

EPC Rating C



An impressive mid terraced house in excellent order throughout and enjoying a pleasant location overlooking playing fields to the front. It is situated within easy access of Palmersville Metro Station together with public transport and road links to nearby centres. The well proportioned accommodation briefly comprises an entrance hall, a generous lounge/dining area with a log burning stove, good sized conservatory, a very well fitted kitchen, separate utility room and additional lobby/store to the front. There are three first floor bedrooms and a well fitted bathroom/w.c. to the first floor. Externally the property has a mainly block paved garden to the front and a low maintenance garden to the rear. There is gas fired radiator central heating, upvc double glazing and the property offers a good standard of decoration and fittings generally throughout.

