



Cresswell Avenue Forest Hall

- Semi Detached
- Two Bedrooms
- Modern Kitchen
- Utility Room
- Off Street Parking

£ 140,000 offers over



0191 266 7788
22 Station Road, Forest Hall, NE12 9AD

ROOK
MATTHEWS
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www.rookmatthewssayer.co.uk
foresthall@rmsestateagents.co.uk

Cresswell Avenue

Forest Hall

PROPERTY DESCRIPTION

Welcome to this lovely semi-detached property on Cresswell Avenue, Forest Hall. The house is in good condition and is ideal for young families and couples looking for a comfortable home.

As you enter the property, you will find a spacious reception room with large windows that allow plenty of natural light to fill the space. This room creates a warm and inviting atmosphere for entertaining guests or simply relaxing after a long day. Beyond the reception room, there is a modern kitchen with all the necessary appliances. The kitchen also features a separate utility room with access to the garden and a dining space, making it a perfect area for preparing meals and enjoying family time.

The property boasts two spacious bedrooms, making it suitable for small families or couples. The master bedroom is bright and airy, while the second bedroom is also generously sized. These rooms provide ample space for comfortable living.

Additionally, there is a well-maintained bathroom with all the essential fixtures. It provides a tranquil space where you can unwind and rejuvenate.

Located in a quiet area, you'll have easy access to local amenities, making daily errands a breeze.

Overall, this property offers a comfortable living space in a desirable location. Don't miss the opportunity to make it your dream home. Contact us today to arrange a viewing.

Living Room: 15'08" x 11'00" - 4.78m x 3.35m

Kitchen: 12'11 x 7'06" - 3.94m x 2.29m

Utility Room: 5'10" x 7'06" - 1.79m x 2.29m

Bedroom One: 8'04" x 15'10" (max) - 2.54m x 4.83m (max)

Bedroom Two: 9'01" x 12'02" (max) - 2.77m x 3.71m (max)

Bathroom: 5'05" x 6'05" - 1.65m x 1.96m

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS GAS

Broadband: FIBRE

Mobile Signal Coverage Blackspot: NO

Parking: OFF STREET PARKING

MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

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: C

FH00008465.SD.SD.1/2/24.V.1



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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.

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