



Glebe Road Forest Hall

- Two Bedroom Semi-detached
- No Onward Chain
- Sought After Area
- Garage and Driveway
- Needs Improvement
- Freehold: Council Tax Band A: EPC:D

Asking Price: £100,000

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Glebe Road

Forest Hall

This pleasant two bedroom semi-detached house is offered with no onward chain, located in the heart of Forest Hall, close to local amenities, schools and good transport links. The property is in need of updating which is reflected in the price and briefly comprises: hallway. Lounge, second reception room and kitchen with access to rear. To the first floor, two good size bedrooms and family bathroom. Externally there is a driveway, garage and gardens to the front and rear. We anticipate a high level of interest, please call to arrange a viewing!!



Entrance

UPVC Entrance Door.

Entrance Hallway

Stairs to first floor landing and radiator.

Lounge 11'05 X 11'02 (3.48m X 3.40m)

Double glazed window to front and single radiator.

Reception Two 9'00 X 12'07 (2.74m X 3.84m)

Double glazed window to rear, electric fire; radiator and built in cupboard.

Kitchen 12'01 X 7'07 (3.68m X 2.31m)

Double glazed windows to side, range of wall, floor and drawer units, stainless steel sink unit with mixer tap, tiled splash backs, built in electric fan assisted oven, electric hob with extractor fan above, built in cupboard, laminate flooring and door access to rear.



First Floor Landing

Double glazed window to side.

Bedroom One 11'05 X 14'04 (3.48m X 4.37m)

Two double glazed window to front, radiator and built in cupboards.

Bedroom Two 10'03 X 12'07 (3.12m X 3.84m)

Double glazed window to rear and built in cupboard.

Bathroom/WC

Three piece white suite, panelled bath, low level WC, pedestral wash hand basin, radiator, tiling to walls, built in cupboard and loft access.

Rear Garden

Laid mainly to lawn, low maintenance garden, patio area, access to garage and drive.



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:D

FH00008297/CS/CS/01/04/23/V.1

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

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