



## Park Drive Forest Hall

- Semi Detached
- Three Bedrooms
- Spacious Living
- Generous Garden
- No Upper Chain

**£ 220,000**



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SAYER

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# Park Drive

## Forest Hall

### PROPERTY DESCRIPTION

Welcome to this wonderful semi-detached property located in a desirable area, in Forest Hall, offering a fantastic opportunity for families and couples looking for a cozy home. This property, on Park Drive, is in good condition and boasts spacious living, a large wrap around garden and is offered for sale with No Upper Chain.

As you step into the property, you will find a spacious reception room. The large windows allow plenty of natural light to fill the room, creating a warm and inviting atmosphere. On chilly evenings, you can cuddle up by the fireplace, adding an extra touch of cosiness to your home.

The open-plan dining kitchen has ample storage and countertop space for cooking as well as a spacious dining area. Beyond the kitchen is access into the garage and utility area.

The property offers three bedrooms, including a master bedroom with built-in wardrobes, providing plenty of storage space for your belongings. The second bedroom is also spacious, offering a comfortable living area for guests or family members.

Situated in a location with nearby schools, local amenities, and green spaces, this property offers convenience and a peaceful environment.

Outside, you will find a garage and parking space for your vehicles, ensuring convenience for your daily commute. The property also features a lovely garden, providing a serene space where you can relax and enjoy the outdoors.

Don't miss the opportunity to make this property your dream home. Contact us today to arrange a viewing and experience all that this delightful property has to offer.

Living Room: 13'07" x 13'07" (into alcove) - 4.15m x 4.15m (into alcove)

Dining Kitchen: 17'04" x 13'07" - 5.28m x 4.15m

Bedroom One: 10'08" x 13'07" - 3.25m x 4.15m

Bedroom Two: 9'11" x 13'07" - 3.02m x 4.15m

Bedroom Three: 9'07" x 7'02" - 2.92m x 2.18m

Shower Room: 6'11" x 7'02" - 2.11m x 2.18m

### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: Garage and Driveway

### 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: C

EPC RATING: TBC

FH00008594.SD.SD.6/2/24.V.1



**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.

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