



## Wilson Terrace Forest Hall

- Semi Detached
- Council tax band B
- Three bedrooms
- EPC: TBC
- Located close to schools and local amenities
- Tenure: Freehold

**Offers in the region of: £ 175,000**

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# Wilson Terrace, Forest Hall

## PROPERTY DESCRIPTION

This three-bedroom semi-detached property in need of renovation offers great potential for those looking to create their dream home. This property provides ample space for a growing family. Briefly comprising: hallway, lounge, kitchen with arch leading to dining room, utility space, downstairs W.C., family bathroom. The 3 bedrooms consist of 2 double rooms and 1 single room, offering comfortable living arrangements. Front and rear gardens mainly laid to lawn. Opportunity to create off-street parking to the front. Situated in a convenient location close to nearby schools and local amenities, this property provides easy access to essential services. The council tax band B ensures reasonable taxation for the area, making it an attractive option for buyers looking for affordability. Whether you are a first-time buyer looking to create a home to your own specifications or an investor seeking a renovation project, this property presents a fantastic opportunity. Don't miss the chance to transform this property into a beautiful and functional living space. Contact us today to arrange a viewing and explore the potential this property holds.

## ENTRANCE:

Wooden entrance door with glass pain window

## HALLWAY:

UPVC double glazed window to side, radiator, understairs storage cupboard, staircase to first floor

## LOUNGE (13'2 x 12'5 into alcove) (4.01m x 3.78m into alcove):

UPVC double glazed to front, gas fire with fire surround, radiator, wooden flooring, door leading to dining room.

## KITCHEN (12'4 at max point x 8'8 at max point)

(3.76m at max point x 2.64m at max point):

Fitted wall and base units incorporating single drainer sink unit with mixer tap, built in electric oven, gas hob, extractor hood, dishwasher, radiator, UPVC double glazed window to rear, door leading to rear lobby.

## Archway to;

## DINING ROOM (10'5 x 10'6) (3.18m x 3.20m)

Double glazed sliding patio doors to rear garden, laminate flooring, radiator, door leading to lounge.

## REAR LOBBY

Doors leading to; downstairs W.C., Utility space, Storage cupboard, rear garden.

## DOWNSTAIRS W.C

Low level W.C.

## UTILITY SPACE

Large sink unit with separate taps, space for washing machine, window to side, radiator.

## FIRST FLOOR LANDING

Double glazed window to side, boiler located in storage cupboard, loft access.

## FAMILY BATHROOM

Low level W.C., panelled bath with overhead shower unit, pedestal wash hand basin, tiled flooring, UPVC double glazed frosted window to rear.

## BEDROOM ONE (12'7 into recess & alcove x 13'2 max)

(3.84m into recess & alcove x 4.01m max)

Radiator, UPVC double glazed window to front.

## BEDROOM TWO (12'7 max x 8'7 max) (3.84m max x 2.62m max)

Radiator, UPVC double glazed window to rear.

## BEDROOM THREE (7'5 max x 9'4 max) (2.26m max x 2.84m)

Radiator, UPVC double glazed window to front.

## EXTERNALLY:

**FRONT;** Mainly laid to lawn, wall and fenced boundaries, door to rear lobby.

**REAR;** Mainly laid to lawn, decked area, patio area, mature trees, fenced boundaries.

## PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: FIBRE

Mobile Signal Coverage Blackspot: NO

Parking: ONSTREET

## 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.

## AGENTS NOTE

This property is pending grant of probate.

If you require any further information on this, please contact us.

## RESTRICTIONS AND RIGHTS

Listed? NO

Conservation Area? NO

Restrictions on property? NO

Easements, servitudes or wayleaves? NO

Public rights of way through the property? NO

## RISKS

Flooding in last 5 years: NO

Risk of Flooding: ZONE 3

Any flood defences at the property: NO

Coastal Erosion Risk: LOW

Known safety risks at property (asbestos etc...): NO

## BUILDING WORKS

Any known planning permissions or proposals in the immediate locality: NO

Outstanding building works at the property: NO

## ACCESSIBILITY

This property has no accessibility adaptations:

- E.g. Ramp access to front door
- E.g. Accessible handrail to side door
- E.g. Wet room to ground floor
- E.g. Lift access to first floor

## 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: B

EPC RATING: TBC

FH00008530.NF.NF.29/02/2024.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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