



Feetham Avenue Forest Hall

- Semi Detached
- Open Plan Living
- Three Bedrooms
- South Facing Garden
- FREEHOLD

£ 195,000 Offers Over



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Feetham Avenue

Forest Hall

PROPERTY DESCRIPTION

Brand new to the sales market is this neutrally decorated, semi-detached property, located on Feetham Avenue, Forest Hall, perfect for families and couples alike.

The open plan reception room is a fantastic space for entertaining or unwinding. The living room is flooded with natural daylight with the large window to the front and dining space, to the rear offers access into the conservatory, perfect for family meals and gatherings. The kitchen, with garden views, includes a convenient utility room, perfect for managing household chores.

The master bedroom is spacious, featuring built-in wardrobes and ample room for a double bed. The second bedroom also comfortably accommodates a double bed and the third bedroom, while ideal for a single bed, is still generously spacious.

The large bathroom is a real highlight, boasting a rain shower and heated towel rail for added comfort and luxury.

Unique features of this property include an open-plan layout, a garage, and a driveway with space for up to three vehicles. The south-facing garden is perfect for enjoying sunny days and is easily accessible from the second reception room.

Located near public transport links, schools, and local amenities, this property is ideally situated for convenience and accessibility.

This property is a unique blend of comfort and convenience, making it an ideal home for a range of potential buyers. Whether you're a growing family or a couple looking to settle down, this property is ready to welcome you home.

Living Room: 14'02" x 11'05" (into alcove) - 4.32m x 3.48m
Dining Room: 10'09" x 8'08" - 3.28m x 2.64m
Sunroom: 9'00" x 11'01" - 2.74m x 3.38m
Kitchen: 10'04" x 9'00" - 3.15m x 2.74m
Utility Room: 8'04" x 8'04" - 2.54m x 2.54m
Bedroom One: 11'11" x 7'09" (+ wardrobes) - 3.63m x 2.36m
Bedroom Two: 10'07" x 9'00" - 3.22m x 2.74m
Bedroom Three: 9'00" x 7'07" - 2.74m x 2.31m
Bathroom: 5'04" x 8'07" - 1.62m x 2.62m

PRIMARY SERVICES SUPPLY

Electricity: MAINS
Water: MAINS
Sewerage: MAINS
Heating: MAINS GAS
Broadband: NONE
Mobile Signal Coverage Blackspot: NO
Parking: DRIVEWAY AND GARAGE

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: B

EPC RATING: TBC

FH00008665.SD.SD.30/4/24.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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