



Granville Drive Forest Hall

Presenting an immaculate semi-detached house for sale, perfect for first time buyers and families. This property boasts a sought-after location, providing easy access to public transport links, local amenities, and nearby schools, ensuring all your needs and conveniences are within reach. The property itself exudes charm and elegance. It features a tastefully designed lounge through to dining kitchen, offering the perfect space for entertaining or enjoying a quiet evening in. The kitchen briefly comprising; fitted wall and base units with worktops incorporating single drainer sink unit with mixer tap, built in gas hob, built in electric oven, space for washing machine and space for fridge/freezer.

Further, the house comprises two double bedrooms, presenting ample space for family living or guest accommodation. The bathroom, briefly comprising; low level W.C., pedestal wash hand basin, panelled bath with overhead shower unit, enhancing the property's appeal by offering comfort and functionality. Outside, the property's unique charm extends to a beautiful garden, where you can enjoy peaceful moments in nature or host outdoor gatherings with friends and family. The property is energy efficient with an EPC rating of 'C', demonstrating a commitment to sustainable living. Furthermore, it falls within the 'A' council tax band, which is an additional benefit. In summary, this semi-detached house represents a prime opportunity for those seeking a move-in-ready home in a desirable location. Offering a blend of comfort, convenience, and charm, this home is ready to welcome its new owners. Act fast to secure this property as your new home or investment.

Asking Price: **£170,000**

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ENTRANCE DOOR to

HALLWAY staircase to first floor

LOUNGE: 15'4 into alcoves x 10'8 (4.67m x 3.25m)

DINING KITCHEN: 18'9 at max point x 7'4 max

FIRST FLOOR LANDING

FAMILY BATHROOM: 6'5 max x 5'2 max (1.96m x 1.57m)

BEDROOM ONE: 15'6 into alcove x 9'7 max (4.72m x 2.92m)

BEDROOM TWO: 12'0 x 8'8 (3.66m x 2.64m)



PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: GAS CENTRAL

Broadband: CABLE

Mobile Signal Coverage Blackspot: NO

Parking: ON STREET



MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

RESTRICTIONS AND RIGHTS

Listed? NO

Conservation Area?

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 1

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

BUILDING WORKS

Any known planning permissions or proposals in the immediate locality: 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: A

EPC RATING: C

FH00008997.NF.NF.04/04/2025.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.

16 Branches across the North-East

