



Oswin Road

Forest Hall

I am delighted to present this charming semi-detached house for sale. Positioned within close proximity to public transport links, local amenities, and nearby schools, this property offers a convenient and comfortable lifestyle for its future residents. This property is an ideal purchase for first-time buyers or families. A key highlight is the property's serene garden, providing a delightful outdoor space to enjoy and relax in. Boasting a generous layout, featuring reception room, kitchen briefly comprising; fitted wall and base units with worktops incorporating a single drainer sink unit, space for free standing cooker, space for washing machine and fridge/freezer, separate dining room leading to conservatory, three bedrooms, and family bathroom. The property benefits from three well-proportioned bedrooms, two of which are double-sized, providing ample space for rest and relaxation. The third bedroom is a single, perfect for a child's room or a home office. The bathroom is well-maintained, offering functional fixtures and fittings. The property is classified under council tax band A, indicating a lower annual council tax, which is a great benefit for potential buyers. To summarise, this property is a delightful blend of comfort and convenience, with easy access to local amenities and a good internal condition. A viewing is highly recommended to appreciate the charm and potential of this wonderful home.

Asking Price: £165,000

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Oswin Road Forest Hall

ENTRANCE DOOR to

HALLWAY staircase to first floor

LOUNGE: 11'6 x 11'9 into alcoves (3.51m x 3.58m)

KITCHEN: 13'7 at max point x 9'3 max (4.15m x 2.82m)

DINING ROOM: 10'5 x 10'0 (3.18m x 3.05m)

CONSERVATORY: 9'5 x 9'5 (2.87m x 2.87m)

FIRST FLOOR LANDING

FAMILY BATHROOM: 6'4 max x 5'5 max (1.93m x 1.65m)

BEDROOM ONE: 11'0 into wardrobes x 11'9 into alcove (3.35m x 3.58m)

BEDROOM TWO: 10'0 x 9'0 plus into wardrobes (3.05m x 2.74m)

BEDROOM THREE: 9'0 x 7'1 plus into wardrobes (2.74m x 2.16m)



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? 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 1

Known safety risks at property (asbestos etc...): 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

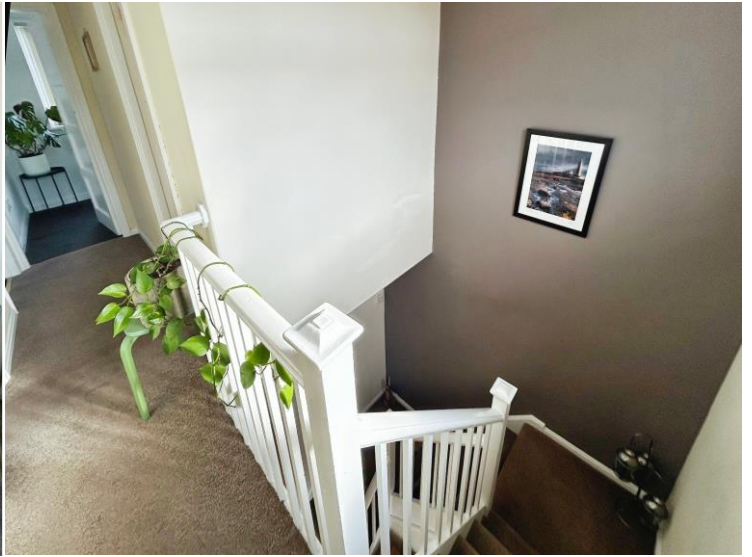
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.

COUNCIL TAX BAND: A

EPC RATING: TBC

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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

