



Ashwood Close

Forest Hall

- Semi-detached bungalow
- Two bedrooms
- EPC: D
- Council Tax Band: B
- Tenure: Freehold
- Over 55's

Asking Price: £180,000



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Ashwood Close

Forest Hall

Presenting an immaculate semi-detached bungalow for sale, nestled in a highly sought-after location with excellent public transport links and a host of local amenities nearby. This property is exclusively available for the over 55's, offering an unrivalled opportunity to acquire a home that perfectly blends comfort, convenience, and community.

The property is graced with an exquisite well-proportioned, open-plan kitchen/lounge bathed in natural light, with a dedicated breakfast area. This heart of the home ensures every culinary endeavour is a pleasure.

The bungalow boasts an addition of a conservatory and two generously sized bedrooms, creating a serene sanctuary for rest. A well-appointed bathroom serves these rooms, ensuring every convenience for the occupants. The property's condition is nothing short of immaculate, reflecting a home that has been truly loved and refurbished to a high standard.

The home is rated D on the EPC scale, demonstrating a commitment to energy efficiency. Council Tax is within Band B, a further testament to the affordability of this residence.

Overall, this property offers an incredible opportunity for those over 55 looking for an idyllic home in a desirable location. The combination of its spacious layout, excellent condition, and the convenience of having all necessary amenities nearby, make this semi-detached bungalow a truly unique proposition on the market.

ENTRANCE DOOR to HALLWAY

BEDROOM TWO: 8'02 max x 9'08 max / 2.44m max x 2.74m max

BATHROOM: 8'01 max x 6'06 max / 2.44m max x 1.83m max

BEDROOM ONE: 13'06 at max point x 8'07 at max point / 3.96m at max point x 2.44m at max point

OPEN PLAN KITCHEN/LOUNGE: 17'06 at max point x 16'09 at max point / 5.18m at max point x 4.88m at max point

CONSERVATORY: 6'11 x 7'00 / 2.11m x 2.13m

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: ELECTRIC RADIATORS

Broadband: CABLE

Mobile Signal Coverage Blackspot: NO

Parking: ALLOCATED PARKING BAY

MINING (delete as appropriate)

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? OVER 55'S ONLY

Public rights of way through the property? NO

RISKS

Flooding in last 5 years: NO

Risk of Flooding: ZONE 1

Any flood defences at the property: NO

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

COUNCIL TAX BAND: B

EPC RATING: D

FH00008926.NF.NF.24/01/2025.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.

16 Branches across the North-East

