



## Weardale Avenue Forest Hall

This semi-detached house with a robust character and potential for transformation. Set within a sought-after location, is perfect for families with its proximity to reputable schools, local amenities, and excellent public transport links. The house features three bedrooms, two of which are generously sized doubles, while the third is a comfortable single room.

While the property currently requires renovation, it offers an incredible opportunity for a family to create their perfect home in this desirable location. The lounge through to dining room is a great space for entertaining guests. The kitchen currently designed for free standing appliances. The bathroom briefly comprises; tiled bath with overhead shower unit, pedestal wash hand basin, and the W.C. is separate to avoid disruption to those using the bathroom.

This property is within council tax band C, indicating that it is a reasonably affordable option for families looking to settle in the area. In short, this semi-detached house presents a unique opportunity to create a beautiful family home tailored to your tastes in a highly sought-after location. Its renovation needs should not be seen as a drawback, but rather as a chance to put your stamp on this charming property and make it your own. With the right vision, this could be the perfect home for a growing family.

Offers in the region of: **£230,000**

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MATTHEWS  
SAYER

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# Weardale Avenue Forest Hall

**ENTRANCE DOOR to**

**HALLWAY staircase to first floor**

**LOUNGE through to: 15'1 x 12'7 into alcoves (4.59m x 3.84m)**

**DINING ROOM: 9'6 x 9'4 (2.90m x 2.84m)**

**KITCHEN: 10'11 x 9'5 (3.33m x 2.87m)**

**FIRST FLOOR LANDING**

**SEPARATE W.C.**

**FAMILY BATHROOM: 5'1 max x 5'6 max (1.55m x 1.68m)**

**BEDROOM TWO: 11'7 into robes x 11'6 max (3.53m x 3.51m)**

**BEDROOM ONE: 12'7 into alcove x 13'0 (3.84m x 3.96m)**

**BEDROOM THREE: 7'0 max x 9'8 max (2.13m x 2.95m)**

**GARAGE: 18'3 max x 8'0 max (5.56m x 2.44m)**



## **PRIMARY SERVICES SUPPLY**

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: GAS CENTRAL

Broadband: NONE

Mobile Signal Coverage Blackspot: NO

Parking: DRIVEWAY & GARAGE



## **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...): NOT AWARE OF ANY

Outstanding building works at the property: "YES / NO"

## ACCESSIBILITY

This property has the below accessibility adaptations:

- Accessible handrail to side door

## 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: C**

**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

