



West Lane | Forest Hall | NE12 7BE

Offers in Excess of: £475,000

This immaculate, detached house is currently listed for sale with its stunning countryside feel rear garden. It's an ideal property for families, boasting four double bedrooms, two bathrooms, two reception rooms, breakfasting kitchen, and utility. The property is in excellent condition, ready for you to move in and make it your home. The property was built in 1900 and has a plethora of unique features which contribute to its charm and appeal. The highlight being the two warm and inviting reception rooms. The main reception room to the rear of the property is a marvel with large windows, a classic fireplace, and a picturesque view of the garden. It's a space that's perfect for entertaining guests or enjoying a quiet evening in. The kitchen is well-equipped briefly comprising; fitted wall and base units with worktops incorporating a single drainer sink unit with mixer tap, built in electric oven, gas hob, extractor hood, dishwasher, and integrated under bench fridge, catering to all your culinary needs. The utility briefly comprises; fitted wall and base units with worktops incorporating; single drainer sink unit with mixer tap, space for under bench freezer, space for washing machine, space for tumble dryer, and combination boiler. This house also features a double length garage and ample parking space, adding to the convenience factor. The exterior of this property is equally impressive with a beautifully maintained garden. This outdoor space provides a wonderful opportunity for gardening enthusiasts or for those who simply enjoy spending time in nature. Location is key when it comes to property, and this house is superbly situated. It offers easy access to public transport links, local amenities, and walking routes. Moreover, it's in close proximity to local schools, making it an ideal choice for families. It's a house that's more than just a home; it's a lifestyle.

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Stunning detached house

Garage & Driveway

Four bedrooms

EPC: TBC

Countryside feel garden

Council Tax Band: D

Two reception rooms

Tenure: Freehold

For any more information regarding the property please contact us today

PROPERTY DESCRIPTION:

ENTRANCE PORCH: Useful and versatile porch, door to:

ENTRANCE HALLWAY: staircase to first floor

RECEPTION ROOM: (front): 12'8 into alcove x 11'8 (3.86m x 3.56m)
Double glazed window to front, radiator, storage cupboard.

BEDROOM ONE: (ground floor): (front): 14'8 x 12'8 into alcove (4.47m x 3.86m)
Double glazed window to front, radiator.

LOUNGE: (rear): 12'7 into alcove x 21'5 max (3.84m x 6.53m)
Original feature fireplace, gas fire, two large double-glazed windows with stunning views of the rear garden, stained glass door, radiator.

DOWNSTAIRS BATHROOM: 8'5 max x 7'9 max (2.57m x 2.36m)
Low level W.C., wash hand basin in vanity unit, panelled bath, step in shower cubicle, heated towel rail, double glazed frosted window to side.

UTILITY ROOM: 7'9 max x 6'2 max (2.36m x 1.88m)
Fitted wall and base units with work surfaces incorporating; single drainer sink unit with mixer tap, space for under bench freezer, space for washing machine, space for tumble dryer, combination boiler.

STORAGE CUPBOARD:

BREAKFASTING KITCHEN: (rear): 17'9 max x 8'7 max (5.41m x 2.62m)
Fitted wall and base units with work surfaces incorporating; single drainer sink unit, built in electric oven, gas hob, extractor hood, integrated under bench fridge, dishwasher, stained glass door, and double glazed sliding doors to rear garden.

FIRST FLOOR LANDING AREA: Velux window to front, radiator.

BEDROOM THREE: (front): 17'5 max x 8'6 max (5.31m x 2.59m)
Velux window to front, radiator.

BEDROOM FOUR: (rear): 10'2 max x 8'7 max (3.10m x 2.62m)
Velux window to rear, radiator.

FIRST FLOOR BATHROOM: 6'1 max x 9'7 max (1.85m x 2.92m)
Low level W.C., pedestal wash hand basin, tiled bath, Velux window to side, heated towel rail.

BEDROOM TWO: (rear): 17'7 at max point x 8'7 max (5.36m x 2.62m)
Velux window to rear, radiator.

EXTERNALLY: An extensive and stunning, rear garden, enjoying of fabulous countryside feel outside space, mainly lawned with paved patio, well stocked borders, shed.

The front garden is well maintained with mature bushes and planted borders.

The detached garage measures an internal, 31'2 x 8'7 (9.49m x 2.62m), with electric roller door, power and lighting, window. The front, gravelled driveway offers off-street parking.

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PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: GAS CENTRAL

Broadband: FIBRE TO PREMISES

Mobile Signal Coverage Blackspot: NO

Parking: GARAGE & DRIVEWAY

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

BUILDING WORKS

Any known planning permissions or proposals in the immediate locality: NO

Outstanding building works at the property: 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: D

EPC RATING: TBC

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