



Forest Gate | Palmersville | NE12 9EL

Offers in excess of: £200,000

Rook Matthews Sayer are thrilled to present this immaculate end of terrace property, now available for sale. This residence, located within Forest Gate, provides an outstanding living space, having been meticulously maintained to provide a home of exceptional quality.

The property features two well-appointed reception rooms. The first reception room is an open-plan area with a designated dining space, leading straight to the gem of this property - the large sunroom which offers a serene garden view with direct access to the private garden, making it a perfect spot for quiet relaxation or social gatherings.

The kitchen, equipped with modern appliances, is bathed in natural light, creating a delightful atmosphere for preparing and enjoying meals.

The property boasts three bedrooms - two spacious doubles and a single. The master bedroom, a large double, comes with built-in wardrobes and ample room to breathe.

The bathroom, complete with a heated towel rail and custom mirror, exudes a sense of luxury and comfort. One of the unique features of this property is the ample parking space available. The property's location is a bonus, with easy access to public transport links, nearby schools, and local amenities, all while being tucked away in a quiet enclave.

This property is ideal for families and couples seeking a home that offers both convenience and a tranquil living environment. With its unique features and ideal location, this property is a true gem.

ROOK
MATTHEWS
SAYER



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1

Semi-detached

Sought after location

Three bedrooms

EPC: C

Front & Rear gardens

Council tax band: B

Driveway

Tenure: Freehold

For any more information regarding the property please contact us today

Living Room: 14'07" x 15'02" (max) - 4.45m x 4.62m

Kitchen: 9'08" x 8'01" - 2.95m x 2.46m

Sun Room: 9'08" x 12'08" - 2.95m x 3.86m

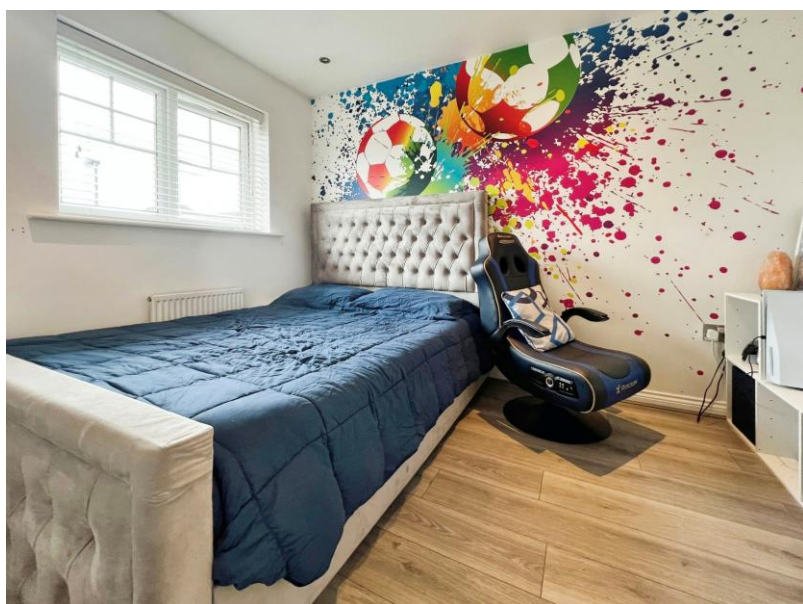
Downstairs W.C.

Bedroom One: 11'06" (+ wardrobes) x 8'03" - 3.51m x 2.52m

Bedroom Two: 10'11" x 8'03" - 3.33m x 2.52m

Bedroom Three: 8'03" x 6'06" - 2.52m x 1.98m

Bathroom: 6'02" x 6'06" - 1.88m x 1.98m



PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: GAS CENTRAL

Broadband: CABLE

Mobile Signal Coverage Blackspot: NO

Parking: 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: B

EPC RATING: C

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ROOK
MATTHEWS
SAYER

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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



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.