



Ravenswood Close, Forest Hall, NE12 8HJ

£280,000

Situated on the highly sought after Ravenswood Close and occupying a superb corner position we offer for sale this much loved three bed end terraced home. Offering generous living space, excellent potential and a location that is perfect for families and commuters alike. Upon entering a useful porch leads to a generous entrance hall which creates an immediate sense of light and space. To the right you will find a fabulous open plan living and dining room that stretches the full length of the property with both window to the front and patio doors to rear. The well planned kitchen to the rear leads to the generous side and rear garden offering potential for further development. Upstairs there are three good sized bedrooms and a stylish refurbished shower room, tastefully done. Externally the property boasts gardens to front, side and rear and a detached garage with scope for further development subject to the relevant planning permission. Conveniently positioned within walking distance of local shops, parks and excellent transport links and with the added benefit of No Onward Chain. A super family home, truly worthy of an internal inspection.

ROOK
MATTHEWS
SAYER



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Impressive Family Home

Conveniently Located

Extensive Corner Plot

Garage & Double Driveway

Lounge through Dining Room

No Onward Chain

Luxury Refurbished Shower

Early Inspection Essential

ENTRANCE PORCH:

Useful and versatile porch, door to:

ENTRANCE HALLWAY:

Light and airing hallway with under stair storage cupboard, staircase to the first floor,

LOUNGE: (front): 14'7 x 12'8 in to alcove, (4.45m x 3.86m in to alcove)

Double glazed window to front, marble effect fireplace with marble inset and hearth, alcoves, radiator, cornice to ceiling. Arch way to dining room.

DINING ROOM: (rear): 10'3 x 10'1 (3.12m x 3.07m),
With gorgeous views over the rear garden, radiator, cornice to ceiling.

KITCHEN: (rear): 10'1 x 8'8 , (3.07m x 2.64m),
Refitted kitchen, incorporating a range of stylish base, wall and drawer units, and worktops, integrated electric oven, gas hob, cooker hood. Space for washing machine and fridge freezer. Part tiled walls. Double glazed window and door to the rear. Ladder style radiator.

FIRST FLOOR LANDING :

Double glazed window, loft access with pull down ladders, we understand that the loft is fully boarded for storage purposes with light and power. Wall mounted combi boiler.

BEDROOM ONE: (rear): 12'9 x 10'9, (3.89m x 3.28m),
Light and spacious double room with double glazed window, radiator.

SHOWER ROOM: Contemporary and stylish shower room, comprising of: shower cubicle with twin headed shower, pedestal wash hand basin with mixer taps, low level w.c, tiled floor, fully tiled walls. Spotlights to ceiling, and heated towel rail.

BEDROOM TWO: (rear): 11'10 x 11'9, (3.61m x 3.58m),
Double bedroom to the rear with radiator.

BEDROOM THREE: (front): 8'10 x 8'4 (2.69m x 2.54m),
Double glazed window to the front, radiator.

EXTERNALLY: An extensive side and rear garden, creating a wonderful outside space , lawned area with block paved patio, well stocked borders, shed. The garage is detached to the rear with up and over door leading to double width driveway, double glazed window and door. The front has an imprinted concrete area, lawned and planted borders and walled boundaries.



PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband: NO

Mobile Signal Coverage Blackspot: No

Parking: Garage and off street parking.

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. -

AGENTS NOTE

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved

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:

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

FH0009254/GO/GO16/12/25/V1



T: 01912667788

foresthall@rmsestateagents.co.uk

ROOK
MATTHEWS
SAYER

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This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

FLOORPLAN

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.

