



Cresswell Avenue | Forest Hall | NE12 9DU

£135,000

Presenting a charming two bed semi-detached home ideally situated in a sought after location, on Cresswell Avenue, with plenty of potential this property is perfect for small families first time buyers or investors looking for a fantastic opportunity. Offered with no onward chain it provides a blank canvass for the next owners to add their own personal touch and truly make it their own. Upon entering the lobby leads to a bright and airy lounge with plenty of space for relaxation the dining room is currently part used as the kitchen with a range of wall and base units and plumbed for washing machine leading to the utility area with sink unit space for cooker, window and door to the rear. The first floor boasts two double bedrooms and family bathroom. Externally there are good sized gardens to both front and rear with lawned and patio areas There are schools for all ages local parks and a great selection of shops nearby don't miss the chance to secure this well positioned home



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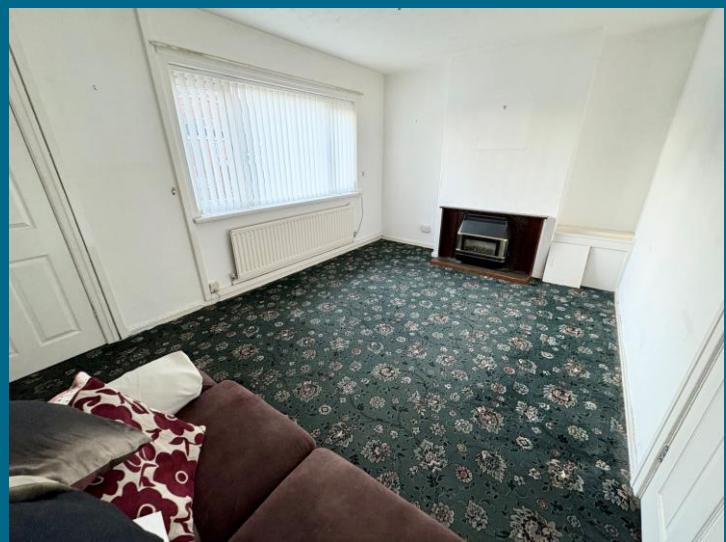
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For any more information regarding the property please contact us today



ENTRANCE PORCH: (front) Double glazed door, double glazed window, door to;

HALLWAY: Staircase to first floor, door to;

LOUNGE (front) 15'6 x 10'8 (4.72m x 3.25m) Measurements into alcoves, double glazed window, feature fireplace with wood surround and electric fire, built in cupboard, radiator

DINING ROOM: (rear) 12'5 x 7'5 (3.78m x 2.26m) Measurements, Utilised as a partial kitchen diner by the previous owner, fitted with a range of wall and base units, work surfaces, plumbed for washing machine, space for fridge freezer, door to;

UTILITY/KITCHEN: (rear) 5'9 x 7'5 (1.75m x 2.26m) Measurements, base units, single drainer stainless steel sink unit with mixer tap, gas cooker point, built in cupboard, part tiled walls, double glazed window to rear, double glazed door to side

FIRST FLOOR LANDING: Double glazed window to the side, access to loft space, door to;

BEDROOM ONE: (front) 15'8 x 9'6 (4.78m x 2.90m) Measurements into alcoves, double glazed window, built in cupboard, radiator,

BEDROOM TWO: (rear) 12'1 x 9'2 (3.68m x 2.79m) Measurements, Double glazed window, two built in cupboards, one containing the combi boiler, radiator

BATHROOM: (rear) Three -piece bathroom suite, comprising of panelled bath, with overhead mixer shower tap, bi folding glass shower screen pedestal hand wash basin, low level wc, part tiled walls, double glazed frosted window

EXTERNAL: (front) Lawn area, shrub borders, fenced boundaries, paved walkway to rear, (rear) Paved walkway, lawn and patio area, fenced boundaries.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains/Gas

Broadband: None

Mobile Signal Coverage Blackspot: No

Parking: On street

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.

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: A

EPC RATING: TBC

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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.

