



Crescent Way South | Forest Hall | NE12 9AS

**£175,000**

Presenting a lovely 'Dutch Style' semi-detached home situated on the highly desirable Crescent Way South in Forest Hall. Conveniently located within walking distance of a good range of shops, amenities, schools and regular transport links. The property offered with no onward chain is perfect for first time buyers, small families and for those looking to downsize.

Briefly comprising: double glazed entrance porch, leading to lobby and staircase to first floor, the front facing lounge, is neutrally decorated with a feature fire place and boasts a bow window flooding the room with natural light. An archway leads to a generous dining room ideal for entertaining and family gatherings. The kitchen is well equipped with a range of wall and base units and gives access to the attached garage and the well-stocked rear garden a tranquil retreat. Upstairs along with the well-maintained family bathroom you will find two double bedrooms, the principle is front facing with fitted wardrobes that provide a smart storage solution that combines practicality with style. Occupying a corner plot with a double fronted garden to the attached garage this well cared for home is sure to delight the most discerning of purchasers therefore we strongly advise an early internal inspection.

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**Semi-detached 'Dutch style' home**

**Bright and spacious living areas**

**Attractive corner plot**

**Attached garage**

**Offered with no onward chain**

**EPC Rating: D**

**Council Tax Band: B**

**Tenure: Freehold**

**ENTRANCE PORCH:**

Step into the welcoming entrance porch, offering double glazed windows to the front and sides, tiled flooring and a part glazed door leading to entrance hallway.

**ENTRANCE HALLWAY:**

The entrance hallway features a staircase to first floor, a double radiator and a door leading to lounge.

**LOUNGE:** (front): 11'5 x 13'04, (3.47m x 3.97m)

The lounge benefits from a double-glazed bow window to the front with a double radiator beneath. A marble effect fireplace, inset, hearth and electric fire, add character to the space and are complimented by coving to ceiling. An archway flows into the dining room.

**DINING ROOM:** (rear): 13'11 x 10'2, (4.24m x 3.09m),

The dining room offers a designated space for entertaining and meal times. In here, you will find a double-glazed window to the rear and a double radiator.

**KITCHEN:** (rear): 12'5 x 9'8, (3.78m x 2.94m),

The kitchen is fitted with a range of attractive wall and base units and work surfaces, a single drainer sink, and a gas cooker with space for a washing machine. To the rear there is a double-glazed door with double glazed windows at each side. The kitchen features tiled flooring and part tiled walls, and benefits from a built-in cupboard providing additional storage space. The garage can also be accessed internally via the kitchen.

**FIRST FLOOR LANDING AREA:**

This area features a radiator and a double-glazed window to side. The part boarded roof space can be accessed via a drop-down ladder.

**BEDROOM ONE:** (front): 11'4 x 9'8, (3.45m x 2.94m)

The principal bedroom benefits from a double-glazed box window to the front and ample storage space via fitted wardrobes with three mirrored sliding doors.

**BEDROOM TWO:** (rear): 9'1 x 8'6, (2.76m x 2.59m),

Bedroom two features a double-glazed window to rear, a double radiator and convenient storage via a built-in cupboard.

**FAMILY BATHROOM:**

The bathroom comprises of a panelled bath with an overhead shower and glass screen, a wash hand basin set in a vanity unit, and a low-level WC. There are tiled walls, and a double-glazed frosted window to the rear.

**EXTERNALLY:**

The front garden features a lawned area with a planted border with hedged and fenced boundaries, offering privacy and kerb appeal. The rear garden is lawned with patio areas and a fenced boundary, further benefitting from a wooden gazebo and a shed. There is also access to the front garden.

**GARAGE:**

The garage features a wall mounted combination boiler and is attached and accessed via the kitchen as well as externally via an electric roller.

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### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband: N/A

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

Any flood defences at the property: NO

Coastal Erosion Risk: LOW

Known safety risks at property (asbestos etc...): NO

### BUILDING WORKS

Any known planning permissions or proposals in the immediate locality: UNSURE

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: B

### EPC RATING: D

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Ground Floor

First Floor

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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