



Firtree Crescent | Forest Hall | NE12 7JU

£194,995

Situated on the highly desirable Firtree Avenue this substantial double fronted bungalow offers an exciting opportunity to create a truly special home, featuring a generous layout that provides an excellent foundation for modernization. Accessed via a porch to the front which leads to a bright hallway, the good sized accommodation features a large reception room providing ample space for relaxation and dining with dual aspect windows flooding the room with natural light. .

The kitchen to the rear has a range of wall and base units, spaces for necessary appliances views and access to both the rear garden and garage.

There are two bedrooms, the principle is a double to the front with built in wardrobes providing smart storage solutions and to the rear another double bedroom with views over the garden. The family bathroom is well equipped providing a bath with overhead shower catering to both preferences

Externally you will find generous gardens to both front and rear and a block paved driveway leading to attached garage. Conveniently placed for Forest Hall with its array of shops and amenities and regular transport links to surrounding areas. Priced to reflect its potential, this home with its sought-after location, impressive space and no onward chain should not be missed.

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**2****1****1****Semi Detached Double Fronted Bungalow****Highly Desirable Location****Price To Reflect Modernisation****Generous Lounge Diner****No Onward Chain****Freehold****EPC: D****Council Tax: B**

ENTRANCE PORCH: Accessed via a double-glazed entrance door, the porch provides a welcoming entrance and leads through a part-glazed door into the hallway.

ENTRANCE HALLWAY: Featuring a useful built-in storage cupboard.

LOUNGE DINER: 26'2 x 12'4, (7.97m x 3.75m) max into bay window. A spacious reception room featuring a double-glazed bay window to the front with leaded top lights and a double-glazed window to the rear. The room centres around an marble-effect fireplace with matching inset and hearth, incorporating a fitted gas fire. Additional features include two double radiators and decorative coving to the ceiling.

KITCHEN: 12'0 x 8'3, (3.66m x 2.52m). Fitted with a range of wall and base units complemented by work surfaces and a one-and-a-half bowl sink unit. There is an electric cooker point and plumbing/space for a washing machine. Further benefits include tiled wall finishes, a double-glazed door and window to the rear, a radiator, and internal access to the garage.

BEDROOM ONE: 11'9 x 13'2, (3.58m x 4.01m) plus wardrobes. A well-proportioned double bedroom featuring a double-glazed bay window to the front with leaded top lights, fitted wardrobes, and a radiator.

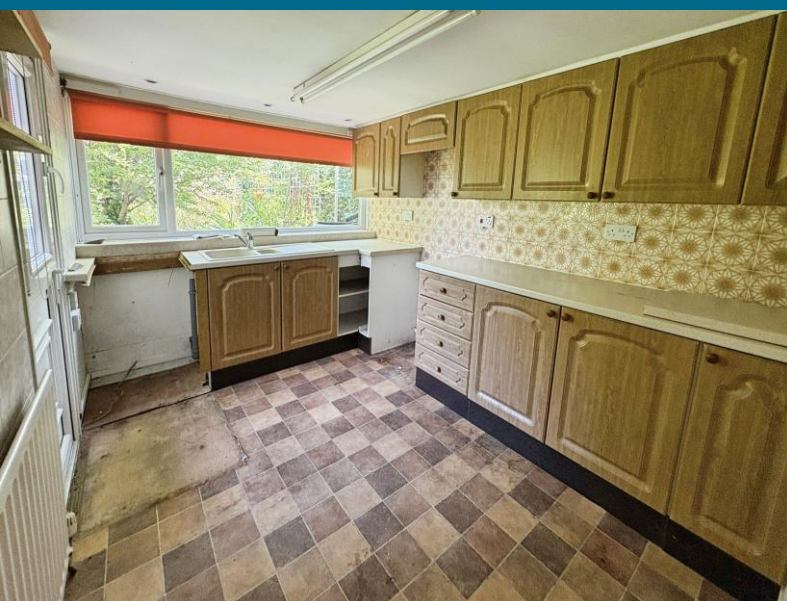
BEDROOM TWO: 10'5 x 9'0, (3.17m x 2.74m). Featuring a double-glazed window overlooking the rear garden and a radiator.

FAMILY BATHROOM: Comprising a panelled bath, pedestal wash hand basin, radiator, and a cupboard housing the combination boiler. A double-glazed window to the rear provides natural light, and the bathroom also offers access to the roof space. Adjacent to the bathroom is a separate WC fitted with a low-level suite and a double-glazed rear-facing window.

EXTERNALLY: To the front of the property, a block-paved driveway provides off-street parking and leads to the attached garage. The frontage is enhanced by established shrub and tree borders and is enclosed by walled boundaries.

GARAGE: Attached garage fitted with an up-and-over door.

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PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband: Unknown

Mobile Signal Coverage Blackspot: unknown

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? Unknown

Conservation Area? Unknown

Restrictions on property? Unknown

Easements, servitudes or wayleaves? Unknown

Public rights of way through the property? Unknown

RISKS

Flooding in last 5 years: Unknown

Risk of Flooding: ZONE 1

Any flood defences at the property: Unknown

Coastal Erosion Risk: LOW

Known safety risks at property (asbestos etc...):

Unknown

BUILDING WORKS

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

Outstanding building works at the property: Unknown

TENURE

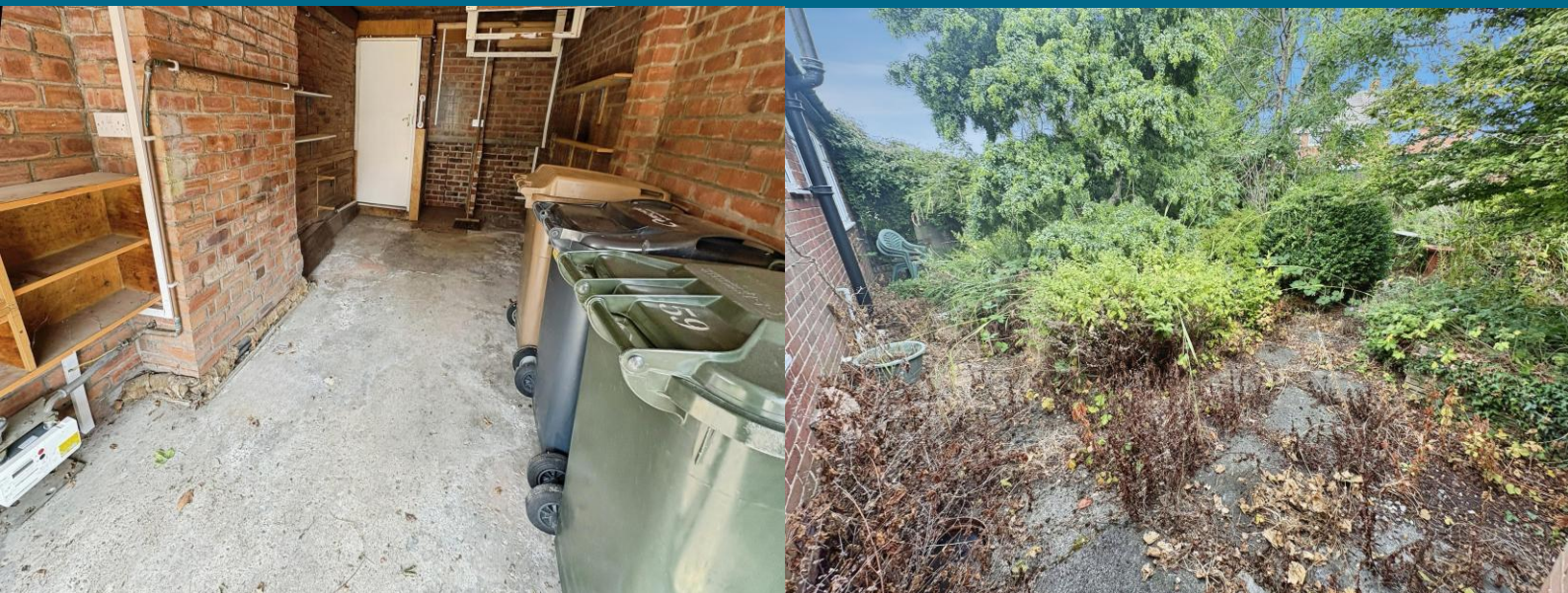
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser.

COUNCIL TAX BAND: B

EPC RATING: D

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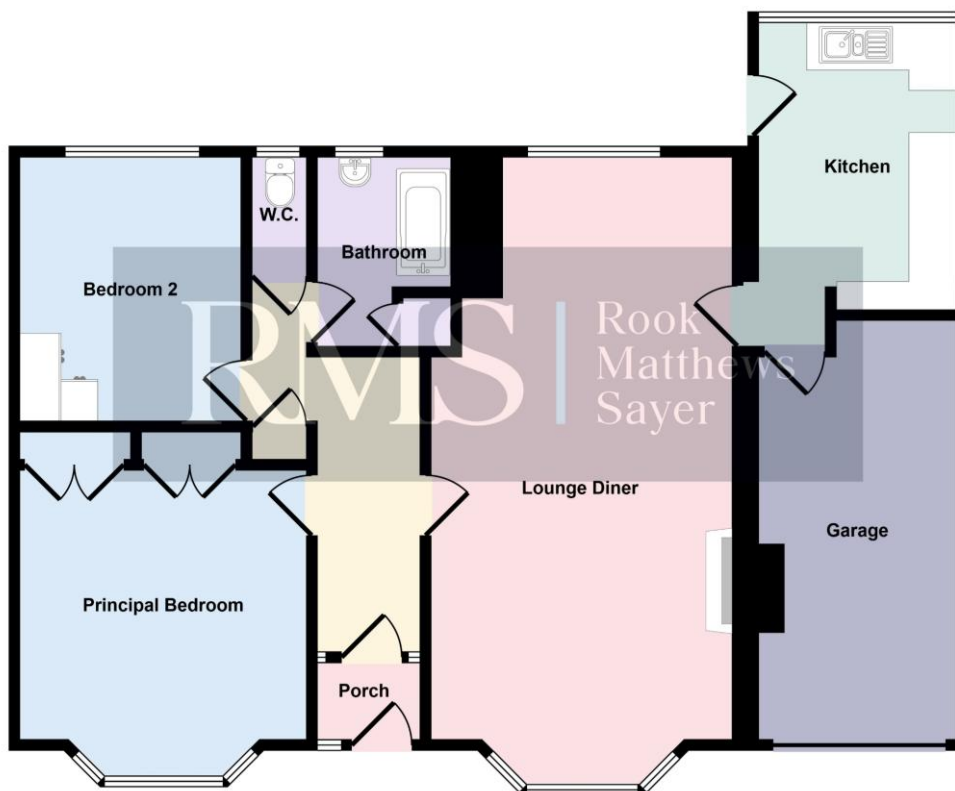
Please note that a non-refundable AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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Floorplan

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	65 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



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