



Nicholson Terrace | Forest Hall | NE12 9DP

£110,000

Situated in a highly regarded residential area we welcome to the market this well presented first floor flat on Nicholson Terrace. Ideally situated for access to local amenities, schools, road and transport links to both Newcastle and the coast.

Step inside and the staircase gives access to the generous accommodation. The spacious lounge dining room has ample room for entertaining and benefits from two windows to the rear flooding the room with natural light. The kitchen is well appointed and offers a good range of wall and base units both stylish and functional with a staircase leading to the rear yard.

The property has two bedrooms with the master being of a particular generous size and modern bathroom with over bath shower catering to both preferences which completes the accommodation. Externally you will find a gravelled area to the front with an enclosed yard to the rear, an excellent choice for a first time buyer to get on to the property ladder or an ideal investment opportunity, internal inspection welcome.

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First Floor Flat

Sought after Residential Location

Modern Bathroom

Well Equipped Kitchen

Yard To Rear

Leasehold: 999 Years from October 1987

Council Tax: A

EPC: TBC

ENTRANCE HALLWAY AND LANDING:

Accessed via a double-glazed entrance door, the hallway leads to the staircase serving the first-floor flat. The landing includes a radiator and provides access, via a ladder, to a partially boarded loft space offering useful storage.

LOUNGE/DINER: 20'1 x 14'1, (6.12m x 4.29m), with measurements into alcoves. A spacious and bright reception room featuring two double-glazed windows overlooking the rear. The focal point is a wood-effect fireplace with a marble inset and hearth, housing a living-flame-effect gas fire. Additional features include alcove shelving and storage, decorative coving, a double radiator, and a meter cupboard.

KITCHEN: 11'7 x 6'1, (3.53m x 1.85m). Fitted with a range of wall and base units providing ample storage, together with a wall-mounted combination boiler. The kitchen includes a built-in electric oven and gas hob, with designated space for a washing machine, tumble dryer, and fridge freezer. A double-glazed window to the front provides natural light, while a separate door leads to the rear yard.

BEDROOM ONE: 12'8 x 14'2, (3.86m x 4.31m). A generous principal bedroom featuring a double-glazed window to the front, a double radiator, and useful alcove spaces.

BEDROOM TWO: 10'8 x 6'9, (3.25m x 2.05m). A well-proportioned second bedroom with a double-glazed front-facing window and radiator.

FAMILY BATHROOM: The bathroom is fitted with a panelled bath with an electric shower over and a bifold shower screen. Additional fittings include a wash hand basin set within a vanity unit, a low-level WC, and a heated towel rail. The room benefits from partially tiled walls and a double-glazed frosted window to the rear.

EXTERNALLY: To the front of the property is a low-maintenance gravelled area. The rear enjoys a private patio space with gated access.

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PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains Gas
Broadband: Fibre To Premises
Mobile Signal Coverage Blackspot: No
Parking: Permit (£25 per year)

MINING

The North East region is famous for its rich mining heritage. We have been advised that the property is known to be at risk from mining activities in the locality, therefore please speak with your conveyancer for further information.

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.

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: NO
Outstanding building works at the property: NO

ACCESSIBILITY

This property has no accessibility adaptations.

TENURE

Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.

Length of Lease: 999 years from 02/10/1987

Ground Rent: Peppercorn

Service Charge: N/A

Any Other Charges/Obligations: N/A

COUNCIL TAX BAND: A

EPC RATING: TBC

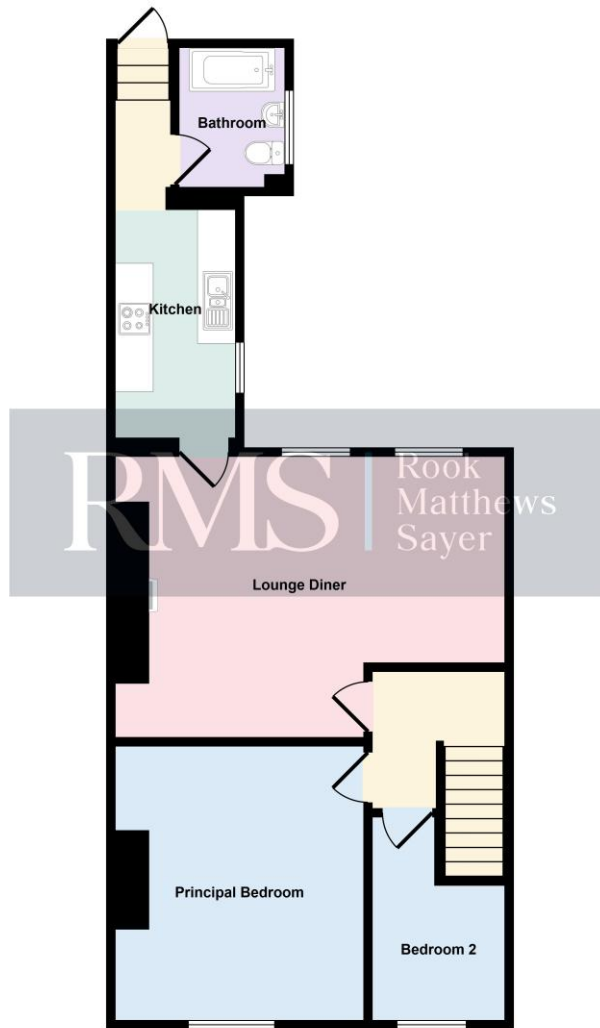
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"DoubleClick Insert Picture" EPC RATING

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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.

