Errington Terrace | Forest Hall | NE12 9DQ

£260,000

Presenting a highly impressive and much improved double fronted detached bungalow on Errington Terrace, beautifully presented and offering generous accommodation in a very pleasant setting. Situated within a well laid out Cul de sac and with close proximity to Forest Hall and its excellent range of village amenities, road and transport links.

Step inside the well-proportioned accommodation to a central hallway, the lounge to the front is both spacious and welcoming an ideal place for relaxation and entertaining. The kitchen, generous in size is both modern and well equipped featuring an comprehensive range of integral appliances and open plan to the delightful Orangery which invites natural light and offers a serene space to unwind while enjoying views of the garden. The two bedrooms are both doubles and boast fitted wardrobes offering smart storage solutions. The luxury bathroom is stylish and well-appointed with a double step in shower.

Externally there is a garden to front with driveway to attached garage benefitting from light and power and a lovely, terraced garden to the rear with a westerly aspect and patio area perfect for al fresco dining.

Forest Hall is a small village located to the Northeast of Newcastle City Centre. There are good public transport connections with frequent buses through the village centre and it is also served by two metro stations, Benton and Palmersville.

Ready to move into offering a perfect blend of comfort and convenience and with no upper chain we feel an early inspection is essential to secure

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Double Fronted Bungalow

Extremely Well-presented

Two Double Bedrooms

Orangery Extension

Garage

Gardens To Front & Rear

No Onward Chain

Early Inspection Essential

PROPERTY DESCRIPTION:

Double glazed entrance door to vestibule.

ENTRANCE HALLWAY:
Bright and welcoming central hallway giving access to all accommodation, radiator.

LOUNGE: (front): 12'6 x 15'2 plus bay (3.81m x 4.62m plus bay)
Feature fireplace with wood surround, marble inset and hearth and gas fire. Spotlights to ceiling and double glazed bay window to front.

KITCHEN: (rear): 20'0 max x 11'11 (6.09m x 3.63m)
Fitted with a range of wall and base units with work surfaces incorporating a 1 ½ bowl sink unit with mixer tap. Induction hob with extractor hood, double electric oven. Integrated fridge, freezer and washing machine. Part tiled walls, spotlights to ceiling and double radiator x 2. Double glazed window to rear and archway to orangery extension.

ORANGERY: (rear) 10'8 X 8'2 (3.25m x 2.48m)
With views overlooking the rear garden, double radiator and double glazed windows to the side and rear in wooden frames and double glazed French doors to garden.

BEDROOM ONE: (front): 11'9 plus bay x 10'5 plus robes (3.58m plus bay x 3.17m plus robes)
Fitted with a good range of fitted wardrobes, radiator, double glazed bay window to the front.

BEDROOM TWO: (rear): 10'8 x 8'4 plus robes (3.25m x 2.54m)
UPVC double glazed bay window to rear, built in wardrobes, radiator.

SHOWER ROOM :
Step in shower cubicle with double mains shower, wash hand basin in vanity unit, low level W.C. part tiled walls, heated towel rail, extractor fan. Double glazed frosted window to rear, spotlights to ceiling.

GARAGE
Electric roller door, lighting and power points. Wall mounted combi boiler. EV charger.

EXTERNALLY: An extensive block paved driveway to front with planted borders and walled boundaries.
Wonderful terraced rear garden with patio and lawned areas, mature shrubbery and trees, and garden shed.

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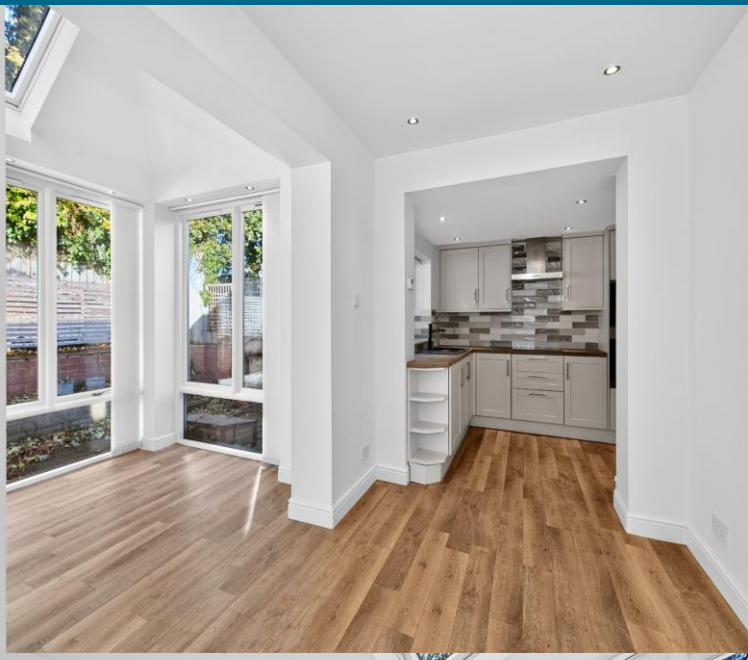

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PRIMARY SERVICES SUPPLY
Electricity: No
Water: No
Sewerage: No
Heating: No
Broadband: Fibre To Premises
Mobile Signal Coverage Blackspot: No
Parking: Garage/Driveway

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: 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 "has / has no" no accessibility adaptations:

- E.g. Ramp access to front door
- E.g. Accessible handrail to side door
- E.g. Wet room to ground floor
- E.g. Lift access to first floor

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

FH00009458/GO/GO/26/10/26/V1

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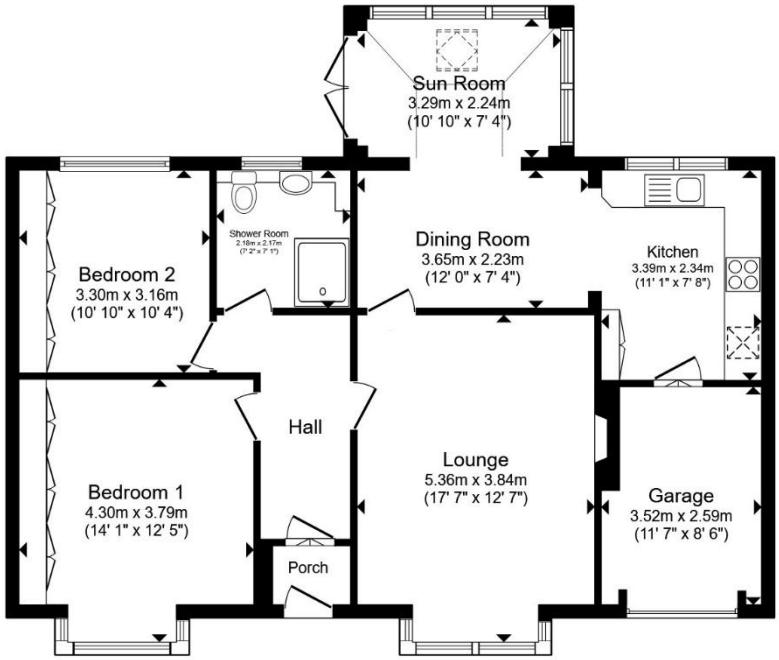

Total floor area 94.3 m² (1,015 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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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.

The Property Ombudsman

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