



## Forest Gate Palmersville

- Detached
- Extended Living
- Three Bedrooms
- Two Bathrooms
- FREEHOLD

**£ 249,950**



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# Forest Gate

Palmersville

## PROPERTY DESCRIPTION

Presenting an immaculate detached property listed for sale, ideally suited for families. The property is situated in a quiet location, benefiting from local amenities, green spaces, and public transport links in close proximity.

This captivating home offers an appealing open-plan layout and is equipped with solar panels, making it eco-friendly. It boasts two inviting reception rooms, one of which features large windows that flood the room with natural light and provide a superb garden view. The room also offers direct access to the well-maintained garden, creating a seamless indoor-outdoor living experience. The heart of this home is undoubtedly the modern open-plan kitchen, fitted with up-to-date appliances. It also features a dining space for family meals and a walk-in pantry that provides ample storage.

The property comprises three well-appointed bedrooms. The spacious master bedroom is a true sanctuary, complete with a walk-through closet and an en-suite shower room. The second bedroom is a double room with built-in wardrobes, and the third bedroom is a spacious single room, also boasting built-in wardrobes for convenience.

This property has been meticulously maintained and offers a blend of comfort and modernity. Its unique features and prime location make it an ideal home for those seeking a tranquil yet conveniently located place to live.

Living Room: 13'09" (into bay) x 10'00" - 4.19m x 3.05m

Dining Kitchen: 11'01" x 18'09" - 3.38m x 5.72m

Sunroom: 8'09" x 11'08" - 2.67m x 3.56m

Toy Room/Office: 8'10" x 8'03" - 2.69m x 2.52m

W.C.

Bedroom One: 11'00" x 9'04" (+walk through closet) - 3.35m x 2.84m

En-Suite.

Bedroom Two: 8'04" (+ wardrobes) x 9'08" - 2.54m x 2.95m

Bedroom Three: 7'10" x 6'10" (+ wardrobes) - 2.39m x 2.08m

Bathroom.

## PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: GAS MAINS

Broadband: FIBRE

Mobile Signal Coverage Blackspot: NO

Parking: OFF STREET DRIVEWAY

## MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and 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: C

EPC RATING: TBC

FH00007435.SD.SD.26/4/24.V.1

**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 relation to this property.

**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.



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