



## Park View Forest Hall

- Mid Terraced
- Two Reception Rooms
- Three Bedrooms
- Period Features Throughout
- Stunning Presentation

**£ 195,000 Offers Over**



0191 266 7788  
22 Station Road, Forest Hall, NE12 9AD

ROOK  
MATTHEWS  
SAYER

[www.rookmatthewssayer.co.uk](http://www.rookmatthewssayer.co.uk)  
[foresthall@rmsestateagents.co.uk](mailto:foresthall@rmsestateagents.co.uk)



# Park View

## Forest Hall

### PROPERTY DESCRIPTION

For sale is this immaculate terraced property, originally built in 1902, exudes charm and elegance with its high ceilings, period features and fireplaces. Ideal for both families and couples, this delightful property is situated on Park View, Forest Hall, with excellent public transport links, nearby schools, and local amenities.

The property boasts two spacious reception rooms. Reception room one is a remarkable space with large windows that allow for an abundance of natural light to fill the room. This room features exposed flooring and a grand fireplace that serves as a stunning focal point. The second reception room continues the trend of spaciousness and also includes a fireplace, adding to the overall cosy ambience of the home. Built-in storage in this room provides practical space for your belongings.

The home consists of three bedrooms. The master bedroom, a generously sized double room, offers ample space and is bathed in natural light. The second bedroom is also a double, offering plenty of room for comfort. The third bedroom is a sizeable single room, offering additional space for a family member or guest.

The kitchen, fitted with modern appliances, is a gally style, providing an efficient layout for cooking and entertaining. The kitchen also provides access to the South facing yard, via the utility room, for those who enjoy outdoor dining or simply relaxing in the open air.

With an EPC rating of E and council tax band B, this property is not only aesthetically pleasing but also economically sensible. This is a truly stunning home that combines period charm with modern amenities, offering the perfect backdrop for creating lasting memories.

Living Room: 13'05" x 13'11" (into alcove) - 4.09m x 4.24m  
Dining Room: 13'02" x 13'11" (into alcove) - 4.01m x 4.24m  
Kitchen: 12'00" x 5'09" - 3.66m x 1.75m  
Utility Room: 2'08" x 6'07" - 0.81m x 2.00m  
Bedroom One: 14'02" x 10'11" (into alcove) - 4.32m x 3.33m  
Bedroom Two: 13'06" x 10'11" (into alcove) - 4.12m x 3.33m  
Bedroom Three: 8'09" x 6'05" - 2.67m x 1.96m  
Bathroom: 5'08" x 6'07" - 1.73m x 2.00m

### PRIMARY SERVICES SUPPLY

Electricity: MAINS  
Water: MAINS  
Sewerage: MAINS  
Heating: MAINS GAS  
Broadband: FIBRE  
Mobile Signal Coverage Blackspot: NO  
Parking: ON STREET OR YARD

### 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: B

EPC RATING: E

FH00008675.SD.SD.21/5/24.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.

16 Branches across the North-East

