



## Wilson Terrace Forest Hall

- Detached
- Two Reception Rooms
- Four Bedrooms
- Large South Facing Garden
- Freehold

**£ 195,000 Offers Over**



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# Wilson Terrace

## Forest Hall

### PROPERTY DESCRIPTION

For sale is a detached property in need of modernising located on Wilson Terrace, Forest Hall, ideal for families seeking a quiet location with excellent public transport links and close proximity to local amenities.

This property boasts two spacious reception rooms, each with large windows overlooking the lush garden. The sizeable rooms offer a bright and airy atmosphere, perfect for family gatherings or quiet evenings in.

The kitchen is practical and includes a separate utility room and pantry. It's waiting for a new owner to bring their own style and create their dream kitchen space. Beyond the kitchen is access into the private courtyard.

Accommodation comprises four bedrooms. The master bedroom is a generous double, offering built-in wardrobes and plenty of room to make it your own. Bedrooms two and three are also doubles, providing space and comfort. The fourth bedroom is a spacious single, equipped with built-in wardrobes, making it a perfect room for a child or a home office.

The property includes a substantial bathroom, featuring a large bath tub and separate shower. This bathroom offers the opportunity to create a tranquil oasis where you can relax and unwind.

One of the unique features of this property is the private South facing garden, which provides a peaceful retreat from the bustling city life.

Overall, this property offers a fantastic opportunity for a family to add their own stamp, and create their dream home in a serene and well-connected location.

Reception Room One: 14'04" (into bay) x 16'05" - 4.37m x 5.00m

Reception Room Two: 12'06" x 12'11" - 3.81m x 3.94m

Kitchen: 9'04" x 10'06" - 2.84m x 3.20m

Utility: 10'05" x 5'05" - 3.18m x 1.65m

W.C.

Bedroom One: 12'03" x 12'10" - 3.73m x 3.91m

Bedroom Two: 12'03" x 10'09" (max) - 3.73m x 3.28m

Bedroom Three: 8'00" x 9'03" - 2.44m x 2.82m

Bedroom Four: 7'10" x 6'06" - 2.39m x 1.98m

Bathroom: 8'01" x 10'06" - 2.46m x 3.20m

### PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS GAS

Broadband: FIBRE

Mobile Signal Coverage Blackspot: NO

Parking: DRIVEWAY AND GARAGE

### 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:** C

FH00008485.SD.SD.9/5/24.V.1



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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.

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The Property  
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