



## Ashcroft Drive Forest Hall

- Semi Detached Bungalow
- 26ft Living Room
- Modern Kitchen
- Four Bedrooms
- Three Bathrooms

**£ 375,000 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)

# Ashcroft Drive

## Forest Hall

### PROPERTY DESCRIPTION

For sale is this generous semi-detached bungalow located on the quiet cul-de-sac Ashcroft drive, neutrally decorated and ready for you to make it your own. This property boasts 4 spacious bedrooms and 3 bathrooms, perfect for a growing family.

The kitchen is equipped with modern appliances, and the dining space is accentuated by French doors that lead out to the garden. The spacious reception room is an open-plan space with large windows, providing a beautiful view of the garden. The unique 26ft roof lantern in the reception room adds an extra touch of elegance and floods the room with natural daylight to the home.

The master bedroom is a generous double, featuring an en-suite and a walk-in closet. The second bedroom is also a double with an en-suite and built-in wardrobes. The third bedroom has been tastefully converted from the attic space that lets in an abundance of natural light. The fourth bedroom has been cleverly designed to include a built-in home office, ideal for those working from home.

Unique features of this property include a garage, ample parking, and a south-facing private garden which receives plenty of sunshine. The garden can be accessed directly from the reception room, allowing for easy outdoor living.

Located in a quiet area with nearby schools, local amenities, and green spaces, this property is ideal for families. The large reception room is perfect for entertaining guests or spending quality family time.

This charming bungalow is perfect for those who value comfort, space, and a convenient location. Don't miss out on the opportunity to make this your new family home.

Reception Room: 26'09" x 18'08" - 8.15m x 5.69m

Kitchen: 20'02" x 10'04" - 6.12m x 3.15m

Bedroom One: 14'09" x 13'04" - 4.50m x 4.06m

Dressing Room: 7'07" x 8'07" - 2.31m x 2.62m

En-suite: 7'07" x 4'03" - 2.31m x 1.29m

Bedroom Two: 11'05" x 9'02" - 3.48m x 2.79m

En-suite: 4'02" x 6'03" - 1.27m x 1.91m

Bedroom Three: 9'11" x 9'00" - 3.02m x 2.74m

Bedroom Four: 9'11" x 8'05" - 3.02m x 2.57m

Bathroom: 6'09" x 8'05" - 2.06m x 2.57m

### PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS GAS

Broadband: FIBRE

Mobile Signal Coverage Blackspot: NO

Parking: GARAGE AND 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

FH00008693.SD.SD.11/6/24.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

