



Weardale Avenue Forest Hall

- Detached Bungalow
- Two Reception Rooms
- 29ft Sun Room
- Two Bedrooms
- FREEHOLD

£ 250,000 Offers Over



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

ROOK
MATTHEWS
SAYER

www.rookmatthewssayer.co.uk
foresthall@rmsestateagents.co.uk

Weardale Avenue

Forest Hall

PROPERTY DESCRIPTION

For Sale: A detached, well-maintained bungalow situated on Weardale, Forest Hall, with excellent access to public transport links, nearby schools, and local amenities. This property is in good condition, however is ready to create your own dream home.

The property boasts spacious and flexible accommodation with three reception rooms. The first reception room is a charming wood-panelled room with two storage cupboards and pocket doors into the dining room which features a large bay window that floods the room with natural light. The third reception room is a 29ft sunroom with a garden view, providing access to a west-facing garden and a utility room.

The bungalow has a well-equipped kitchen with direct access into the sunroom, ideal for entertaining or enjoying a peaceful meal overlooking the garden.

The property offers two bedrooms. The master bedroom is a serene sanctuary, complete with a bay window. The second bedroom is a comfortable double room, perfect for guests or family members.

The property is equipped with a bathroom featuring a walk-in shower unit.

Additional unique features of this property include a garage - perfect for secure parking or extra storage, and a double-fronted design.

With an EPC rating of 'D' and council tax band 'C', this property is an excellent choice for families and couples looking for a charming home in a convenient location. The west-facing garden and the 29ft sunroom are unique characteristics that enhance the appeal of this property, making it an opportunity not to be missed.

Reception Room One: 12'09" (into bay) x 12'01" - 3.89m x 3.68m

Reception Room Two: 15'03" x 12'01" - 4.65m x 3.68m

Kitchen: 12'04" x 6'01" - 3.76m x 1.85m

Sun Room: 9'04" x 29'07" - 2.84m x 9.02m

Utility Room: 13'06" x 10'09" - 4.12m x 3.28m

Bedroom One: 12'03" (into bay) x 12'04" - 3.73m x 3.76m

Bedroom Two: 8'09" x 9'00" - 2.67m x 2.74m

Shower Room: 5'11" x 5'10" - 1.80m x 1.79m

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS GAS

Broadband: FIBRE

Mobile Signal Coverage Blackspot: NO

Parking: GARAGE & 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: D

FH00008701.SD.SD.25/6/24.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

