



Elmcroft Road Forest Hall

- Semi-detached
- Four bedrooms
- EPC: TBC
- Council tax band: C
- Tenure: Freehold

Asking price: £335,000



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Elmcroft Road

Forest Hall

This stunning semi-detached property, is beautifully presented and in good condition, ready for its new owners to move in. Hosting a generous four bedrooms, light and airy kitchen with utility area, family shower room, family bathroom and downstairs W.C., it provides ample living space for both families and couples alike.

One of the key features of this property is its two reception rooms, offering versatility and ample room for relaxation or entertaining.

Externally, the property boasts a garage, providing valuable storage space or secure parking, and a charming garden, perfect for those who enjoy outdoor living. A place to relax, entertain, and for children to play, this garden adds considerable appeal to this home.

Situated in a location that enjoys excellent public transport links, local amenities, and nearby parks, the property is ideal for those who enjoy the convenience of city living without compromising on natural beauty. The strong local community also adds to the charm of the area, making it a desirable place to live.

The property falls within council tax band C, making it an affordable choice for families and couples.

In summary, this four-bedroom, three-bathroom semi-detached property is a fantastic opportunity for those looking for a spacious, well-located home with a wonderful outdoor space. The property's condition and unique features make it a truly attractive prospect for potential buyers.

ENTRANCE DOOR to

HALLWAY staircase to first floor

LOUNGE- 12'6 into alcove x 15'6 into bay window / 3.81m into alcove x 4.72m into bay window

DINING ROOM- 12'6 into alcove x 15'0 max / 3.81m into alcove x 4.57m max

KITCHEN 'L' shape- 18'8 at max point x 14'2 max / 5.69m at max point x 4.32m max

Opening to

UTILITY- 7'2 x 8'1 / 2.18m x 2.46m

GARAGE- 17'8 max x 8'3 max / 5.38m max x 2.52m max

DOWNSTAIRS W.C.

BEDROOM ONE to front- 15'3 into bay window x 10'3 plus wardrobes

4.65m into bay window x 3.12m plus wardrobes

BEDROOM TWO to rear- 12'0 x 10'3 into alcove / 3.66m x 3.12m into alcove

BEDROOM THREE to front above garage- 8'1 max x 13'0 max / 2.46m max x 3.96m max

BEDROOM FOUR to front- 7'9 x 9'5 / 2.36m x 2.87m

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS CENTRAL

Broadband: FIBRE TO PREMISES

Mobile Signal Coverage Blackspot: NO

Parking: DRIVEWAY & SINGLE 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.

RISKS

Flooding in last 5 years: NO

Risk of Flooding: ZONE 1

Known safety risks at property (asbestos etc...): NO

ACCESSIBILITY

This property has no accessibility adaptations:

- E.g. Ramp access to front door
- E.g. Accessible handrail to side door
- E.g. Wet room to ground floor
- E.g. Lift access to first floor

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

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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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