



Myrtle Crescent Forest Hall

- Mid-Terrace
- Two bedrooms
- EPC: D
- Council tax band: A
- Tenure: Freehold

Asking Price: £130,000



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ROOK
MATTHEWS
SAYER

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Myrtle Crescent

Forest Hall

Conveniently located mid terraced house within easy access of Forest Hall shopping centre, recreational facilities, public transport, and schools.

At Ground floor level the floorplan comprises; Entrance porch with double glazed entrance door with inter connecting original panelled door with coloured etched inlay leading to hallway which has hip height tongue and groove timber panelling painted grey, staircase to first floor and door leading to living room which has a feature wall mounted flicker flame effect electric fire. The generous sized breakfasting kitchen has a comprehensive range of high gloss finish wall and floor cupboards with matching bevel edge part tiled walls and cooking appliances, rear lobby with built in cupboard and door to garden. Completing this level is a fully tiled bathroom.

At first floor level there is a landing with continuation of grey painted panelling, two double sized bedrooms and refitted fully tiled washroom/W.C.

Externally there is an enclosed rear garden and wide hardstanding area.



LOUNGE- 13'6 x 12'2 into alcoves / 4.12m x 3.71m into alcoves

BREAKFASTING KITCHEN- 16'10 x 6'4 / 5.13m x 1.93m

BEDROOM ONE- 12'5 x 9'4 into alcove & built in cupboard plus over stairs cupboard

3.78m x 2.84m into alcove & built in cupboard plus over stairs cupboard

BEDROOM TWO- 10'4 x 9'5 / 3.15m x 2.87m

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: GAS CENTRAL

Broadband: CABLE

Mobile Signal Coverage Blackspot: NO

Parking: DRIVEWAY

MINING

The property is not known to be on a coalfield and no 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: A

EPC RATING: D

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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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