



## Crescent Way South Forest Hall

- Semi Detached
- Two Reception Rooms
- Two Bedrooms
- Large Plot
- FREEHOLD

**£ 190,000 Offers Over**



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# Crescent Way South

## Forest Hall

### PROPERTY DESCRIPTION

Presenting a delightful semi-detached bungalow for sale. Perfect for families and those with a vision for renovation, this property is a hidden gem waiting for its potential to be unlocked.

The residence boasts two spacious reception rooms, making it an ideal space for entertaining and family living. The first reception room is flooded with natural light courtesy of the large windows, enhancing the sense of space. The second reception room offers a dedicated dining area to enjoy family meals and entertain guests.

The property offers two double bedrooms, with the master bedroom providing generous space and serene garden views. The second bedroom is also a spacious double room, providing ample space for rest and relaxation. There is a single bathroom in the property, which features a shower room and a separate WC.

A unique feature of this home is the kitchen, complete with a walk-in pantry and direct access to the garden, providing an ideal setting for cooking and dining al fresco. The house sits on a large plot and benefits from a generous hallway, offering ample space for personalisation.

Externally, the property features a garage and parking facilities, providing plenty of space for multiple vehicles. The peaceful garden is a significant asset, offering a tranquil setting and an opportunity to create an oasis in your backyard.

The location of the property is highly convenient, offering easy access to public transport links and local amenities. This peaceful neighbourhood is a perfect setting for a family home. Don't miss this opportunity to transform this bungalow into your dream home. Viewing is highly recommended to fully appreciate the potential of this property.

Living Room: 14'07" (into bay) x 13'05" (into alcove) - 4.45m x 4.09m

Dining Room: 9'06" x 9'08" - 2.90m x 2.95m

Kitchen: 10'01" x 9'06" - 3.07m x 2.90m

Bedroom One: 12'06" x 10'10" - 3.81m x 3.30m

Bedroom Two: 10'00" x 10'10" - 3.05m x 3.30m

Shower Room: 6'05" x 5'07" - 1.96m x 1.70m

W.C.

### PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS GAS

Broadband: CABLE

Mobile Signal Coverage Blackspot: NO

Parking: GARAGE AND DRIVEWAY

### MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. 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

FH00008829.SD.SD.3/10/24.V.1



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