



Dovecote Road Forest Hall

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

Asking Price: £290,000



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Dovecote Road

Forest Hall

We are delighted to present this immaculate semi-detached property. Briefly comprising; Entrance door to porch, hallway with staircase to first floor, lounge through to dining room, conservatory, a contemporary kitchen equipped with modern appliances, sunroom, downstairs shower room/W.C., integral single garage, three well-appointed bedrooms, and family bathroom.

Externally

To front- Driveway leading to single garage, front garden mainly laid to lawn

To rear- Lawned area, patio area

The property is ideally located, with local amenities and schools just a short distance away. This location makes the property perfect for families and couples alike, offering all the conveniences of modern living right on your doorstep.

The property falls under the Council Tax Band C, adding to the host of features that make this home a fantastic investment. This semi-detached property is in immaculate condition, promising a high standard of living for its future residents. Don't miss out on this opportunity to secure a home that perfectly combines style, comfort, and convenience.

LOUNGE- 12'7 max x 10'10 max / 3.83m max x 3.30m max

Opening to

DINING ROOM- 11'2 max x 9'6 max / 3.40m max x 2.90m max

Leading to

CONSERVATORY- 11'10 max x 9'2 max / 3.60m max x 2.80m max

KITCHEN- 11'2 max x 7'10 max / 3.40m max x 2.40m max

SUNROOM- 10'2 max x 7'7 max / 3.11m max x 2.30m max

DOWNSTAIRS SHOWER ROOM/W.C.- 7'3 max x 7'7 max / 2.20m max x 2.30m max

BEDROOM ONE- 12'7 max x 10'6 max / 3.83m max x 3.20m max

BEDROOM TWO- 11'2 max x 10'6 max / 3.40m max x 3.20m max

BEDROOM THREE- 7'7 max x 6'11 max / 2.30m max x 2.10m max

FAMILY BATHROOM- 6'7 max x 6'11 max / 2.00m max / 2.10m max

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: GAS CENTRAL

Broadband: CABLE

Mobile Signal Coverage Blackspot: NO

Parking: Driveway & 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

BUILDING WORKS

Any known planning permissions or proposals in the immediate locality: NO

Outstanding building works at the property: 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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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.

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