



Granville Drive Forest Hall

- Semi Detached
- NO UPPER CHAIN
- Spacious Living
- Two Bedrooms
- FREEHOLD

£ 160,000 Offers Over



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

ROOK
MATTHEWS
SAYER

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

Granville Drive

Forest Hall

PROPERTY DESCRIPTION

This semi-detached property, currently on the market for sale, is the epitome of homely allure. It is neutrally decorated, allowing for a welcoming atmosphere, as well as the opportunity for you to put your own stamp on it.

The property boasts a single but spacious reception room featuring large windows that let in abundant natural light and a cosy fireplace. It provides a perfect setting for both relaxed family evenings and entertaining guests. Adjacent to this is the kitchen, offering ample storage space and a dedicated dining area. A backdoor leading from the kitchen opens up to the property's unique garden, an ideal space for outdoor dining or children's play.

The property comprises of two double bedrooms, both featuring built-in wardrobes. The master bedroom, in particular, stands out for its spaciousness. A well-appointed bathroom, complete with a heated towel rail and a shower over the bath, serves these bedrooms.

A significant benefit of this property is its location, which is near schools, local amenities, and green spaces. Not to mention, the area is notably quiet, making it perfect for families and couples seeking tranquillity.

This home is available with no upper chain, providing a hassle-free move for potential buyers. Whether you are a family seeking a warm and welcoming space, or a couple looking for your first home, this property could be the perfect match for you. With its inviting interiors and desirable location, this property is sure to attract a lot of interest.

Living Room: 10'11" x 15'07" (into alcove) - 3.33m x 4.75m
Kitchen: 7'06" x 18'11" - 2.29m x 5.77m
Bedroom One: 9'10" x 13'05" (+wardrobes) - 2.99m x 4.09m
Bedroom Two: 8'10" x 10'02" (+ wardrobes) - 2.69m x 3.10m
Bathroom: 5'07" x 6'07" - 1.70m x 2.00m

PRIMARY SERVICES SUPPLY

Electricity: MAINS
Water: MAINS
Sewerage: MAINS
Heating: MAINS GAS
Broadband: NONE
Mobile Signal Coverage Blackspot: NO
Parking: ON STREET

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: A

EPC RATING: D

FH00008508.SD.SD.30/8/24.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

