



Cambridge Avenue Forest Hall

- Semi Detached
- Two Spacious Reception Rooms
- Three Bedrooms
- Garden & Garage
- FREEHOLD

£ 229,950 Offers Over



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Cambridge Avenue

Forest Hall

PROPERTY DESCRIPTION

For sale, a delightful semi-detached house, perfect for families and in good condition. This property boasts an efficient, gally kitchen with direct access to the garden - an enticing feature for those who enjoy the outdoors. The house benefits from two inviting reception rooms, each one a comfortable living space. The first reception room is characterised by a charming fireplace and a bay window, shedding an abundance of natural light into the room. The second reception room has large windows and direct access to the conservatory, creating a seamless indoor-outdoor flow.

The residence includes three beautifully designed bedrooms. The master bedroom is a spacious double, offering comfort and tranquility. The second bedroom is also a double, with large windows that let in plenty of light. Lastly, the third bedroom is a cosy single room, perfect for a child or a home office.

The large bathroom is well-appointed with a heated towel rail for added comfort. Additionally, the property is equipped with a single garage, a unique feature that provides ample storage space or secure parking.

The property is conveniently located near public transport links, local amenities and schools, all within a pedestrianised street, providing a peaceful environment. With its EPC rating of 'D', and situated within council tax band 'C', this house is both energy efficient and affordable.

In conclusion, this house combines style, comfort and convenience, making it a truly attractive home for potential buyers.

Reception Room One: 12'00" x 12'09" (into alcove) - 3.66m x 3.89m

Reception Rooms Two: 12'09" x 12'01" - 3.89m x 3.68m

Kitchen: 12'02" x 7'01" - 3.71m x 2.16m

Conservatory: 9'02" x 10'07" - 2.79m x 3.22m

Bedroom One: 13'05" x 12'03" (into alcove) - 4.09m x 3.73m

Bedroom Two: 11'11" x 12'03" - 3.63m x 3.73m

Bedroom Three: 6'11" x 6'11" - 2.11m x 2.11m

Bathroom: 9'05" x 6'11" - 2.87m x 2.11m

Garage: 15'09" x 7'07" - 4.80m x 2.31m

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS GAS

Broadband: FIBRE

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: D

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