



Feetham Avenue Forest Hall

- Semi Detached
- Open Plan Living
- Modern Kitchen
- Two Double Bedrooms
- FREEHOLD

£ 139,950 Offers Over



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Feetham Avenue

Forest Hall

PROPERTY DESCRIPTION

Rook Matthews Sayer are delighted to present this immaculate, semi-detached house for sale. This property is a perfect blend of modern comfort and convenience, ideal for first-time buyers or families looking for a place to call home.

The property boasts an array of exceptional features. The open-plan reception room benefits from large windows that fill the space with natural light and offer pleasing views of the well-maintained garden. It is a perfect setting for both relaxation and entertainment.

The kitchen is a noteworthy area, doused in natural light and providing ample storage. It is thoughtfully designed with practicality in mind and offers direct access to the garden, making al fresco dining an easy option.

The house comprises two double bedrooms, the master of which is particularly spacious and features built-in wardrobes. The second bedroom offers delightful views of the garden, adding a touch of serenity to the space. Both bedrooms and a well-appointed bathroom with a heated towel rail and a shower over the bath complete the internal accommodation.

On the outside, the property benefits from off-road parking and a garden, giving you a private outdoor space ideal for families to enjoy. Of particular note is the absence of an upper chain, making the purchase process simpler and quicker.

In terms of location, the property is conveniently situated with excellent public transport links and local amenities within easy reach. Additionally, the house falls within the catchment area for nearby schools, adding to the appeal for families.

The property has an EPC rating of 'C' and falls within Council Tax Band 'A'. This is a truly unique opportunity to purchase a home that offers a high standard of living in a sought-after location.

Living Room: 21'05" (max) x 11'04" (max) - 6.53m x 3.45m

Kitchen: 9'04" x 9'11" - 2.84m x 3.02m

Bedroom One: 10'11" (max) x 15'07" (+wardrobes) - 3.33m x 4.75m

Bedroom Two: 10'03" x 10'04" - 3.12m x 3.15m

Bathroom: 5'07" x 8'04" - 1.70m x 2.54m

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS GAS

Broadband: FIBRE

Mobile Signal Coverage Blackspot: NO

Parking: 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: A

EPC RATING: C

FH00008870.SD.SD.29/11/24.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.

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