



Forest Gate Palmersville

- Mid Terrace
- Spacious Living
- Three Bedrooms
- Private Garden
- FREEHOLD

£ 170,000 Offers Over



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Forest Gate

Palmersville

PROPERTY DESCRIPTION

Rook Matthews Sayer are delighted to present this charming, neutrally decorated, terraced house for sale. This property, located in Forest Gate, boasts an enviable location, nestled in a quiet cul-de-sac, with excellent public transport links and reputable schools in close proximity.

Internally, the house offers a well-proportioned layout, with a total of three tastefully appointed bedrooms. The master bedroom is a particularly special retreat, being a spacious double room complete with built-in wardrobes for ample storage. The second bedroom is also a generous double room, equipped with built-in wardrobes. The third bedroom is a comfortable single room - perfect as a child's room, study, or guest room.

The home features a single open-plan kitchen, bathed in natural light. There is enough room here for a dining table, making it an ideal space to enjoy meals with family and friends. The kitchen also benefits from direct access to the garden, allowing for alfresco dining and outdoor entertaining during the warmer months.

The property also offers a spacious reception room, which features large windows that let in an abundance of natural light, creating a bright and welcoming atmosphere.

This house is perfect for first-time buyers looking to get onto the property ladder, and for families searching for a new home in a friendly and convenient location. With its neutral décor and well-planned layout, the property offers the new owners the opportunity to add their personal touch and create a truly unique home. This is a fantastic opportunity, so don't miss out - contact us now to arrange a viewing.

Living Room: 14'11" x 11'01" - 4.55m x 3.38m

Kitchen: 8'10" x 14'09" - 2.69m x 4.50m

W.C

Bedroom One: 12'09" (+ wardrobes) x 8'03" - 3.89m x 2.52m

Bedroom Two: 9'06" (+ wardrobes) x 8'03" - 2.90m x 2.52m

Bedroom Three: 6'09" x 7'01" (max) - 2.06m x 2.16m

Bathroom: 5'06" x 6'05" - 1.68m x 1.96m

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS GAS

Broadband: FIBRE

Mobile Signal Coverage Blackspot: NO

Parking: ALLOCATED

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: B

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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