



## Lilac Avenue Forest Hall

- Semi-detached
- Three bedrooms
- EPC: TBC
- Council Tax Band: A
- Tenure: Freehold

**Asking Price: £140,000**



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

ROOK  
MATTHEWS  
SAYER

[www.rookmatthewssayer.co.uk](http://www.rookmatthewssayer.co.uk)  
[foresthall@rmsestateagents.co.uk](mailto:foresthall@rmsestateagents.co.uk)

# Lilac Avenue

## Forest Hall

Presenting a semi-detached house with no upper chain, a splendid opportunity for first-time buyers, investors, and families. Benefiting from excellent public transport links, proximity to schools, and a plethora of local amenities. This makes it an ideal place for those desiring easy access to essential services and a convenient lifestyle.

The house comprises three generously-sized bedrooms, offering plenty of space for a growing family or for hosting guests. The home features a single bathroom that, like the rest of the property, is in need of renovation, providing a fantastic opportunity to create your dream interior from scratch.

On the ground floor, there is one reception room, a space that can serve a variety of purposes - from a cosy living room to a formal dining area. This room offers a blank canvas for the new homeowner to design and decorate according to their personal taste and preference.

The property also includes a bright kitchen, which awaits your vision to transform it into a warm and welcoming cooking space.

The house falls under Council Tax Band A, an additional advantage for those looking to save on their annual tax bill.

In summary, this semi-detached house presents a unique opportunity to acquire a property with immense potential. With some refurbishment, this house could be transformed into a stunning home, perfectly suited to your lifestyle and needs.

### MAIN ENTRANCE DOOR to PORCH

Door to

HALLWAY staircase to landing and doors to

KITCHEN: 8'02 max x 16'04 max / 2.44m max x 4.88m max

LOUNGE: 22'08 into alcoves x 14'02 max / 6.71m into alcoves x 4.27m max

BEDROOM ONE: 11'09 x 11'05 / 3.35m x 3.35m

BEDROOM TWO: 11'03 at max point x 10'08 at max point / 3.35m at max point x 3.05m at max point

BEDROOM THREE: 7'09 max x 9'10 max / 2.13m max x 2.99m max

BATHROOM: 11'01 max x 8'02 max / 3.35m max x 2.44m max

GARAGE: 15'10 max x 8'02 max / 4.83m max x 2.44m max

### PRIMARY SERVICES SUPPLY

Electricity: MAIN

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: ADSL

Mobile Signal Coverage Blackspot: NO

Parking: DRIVEWAY & GARAGE

### MINING (delete as appropriate)

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.

### RESTRICTIONS AND RIGHTS

Listed? NO

Conservation Area? NO

Restrictions on property? NO

Easements, servitudes or wayleaves? NO

Public rights of way through the property? NO

### RISKS

Flooding in last 5 years: NO

Risk of Flooding: ZONE 1

Known safety risks at property (asbestos etc...): Minor damage to floorboards in bedroom from lifting flooring.

Rear fence will need replacing.

### 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: A

EPC RATING: TBC

FH00008915.NF.NF.18/01/2025.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



The Property  
Ombudsman