



Dovecote Road Forest Hall

The property is situated in a sought-after location, with excellent access to public transport links, local amenities, and schools, making it an ideal place for families looking for a blend of convenience and tranquillity.

This semi-detached house offers more than just a place to live; it offers a lifestyle of comfort and convenience. Its location and features make it a perfect sanctuary for families wishing to live in a friendly neighbourhood with easy access to essential amenities.

This home is a testament to thoughtful design and good upkeep, promising a ready-to-move-in experience for its new homeowners. A viewing is highly recommended to fully appreciate the potential this property holds.

Asking Price: £325,000

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

ROOK
MATTHEWS
SAYER

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

Dovecote Road Forest Hall

Spread out over three floors this house comprises a single reception room, offering an inviting space for family gatherings and relaxation. The kitchen serves as the heart of the home, providing ample space for meal preparations and culinary adventures. Briefly comprising; Fitted wall and base units incorporating gas hob, built-in electric oven, extractor hood. The Utility room has space for fridge/freezer, washing machine and tumble dryer.

This home also comes with an EPC rating of D and falls under the council tax band C. Further enhancing the appeal of this residence are its unique features including a single garage, perfect for additional storage or for keeping your vehicle secure, and a south-facing garden, offering a beautiful outdoor space for children to play or for enjoying those sunny afternoons.

**ENTRANCE DOOR to
PORCH**

HALLWAY staircase to first floor landing

LOUNGE: 12'2 into alcoves plus recess x 16'1 into bay (3.71m x 4.92m)

DINING ROOM: 11'9 max x 16'0 max (3.58m x 4.88m)

KITCHEN: 12'4 max x 8'2 max (3.76m x 2.48m)

UTILITY: 6'6 max x 7'3 max (1.98m x 2.21m)

FIRST FLOOR LANDING staircase to first floor

BEDROOM ONE: 15'0 into bay x 11'7 into wardrobes (4.57m x 3.53m)

BEDROOM THREE: 12'2 into recess x 9'6 (3.71m x 2.90m)

BEDROOM FOUR: 8'4 x 5'7 (2.54m x 1.70m)

FAMILY BATHROOM: 9'9 x 5'7 (2.97m x 1.70m)

FIRST FLOOR LANDING

W.C.

STORAGE CUPBOARD

BEDROOM TWO: 6'8 max x 15'2 max (2.03m x 4.62m)

BEDROOM FIVE: 8'1 x 6'8 (2.46m x 2.03m)

GARAGE: 7'5 max x 16'3 max (2.26m x 4.95m)

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: GAS CENTRAL

Broadband: FIBRE TO PREMISES

Mobile Signal Coverage Blackspot: NO

Parking: DRIVEWAY & GARAGE



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. -

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

Any flood defences at the property: NO

Known safety risks at property (asbestos etc...): NOT AWARE OF ANY

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: C

EPC RATING: D

FH00007601 .NF.NF.28/03/2025.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

