



ROOK  
MATTHEWS  
SAYER

Forest Avenue,  
Forest Hall

# Forest Avenue, Forest Hall

- Stunning semi-detached house
- Five bedrooms
- Garage & driveway
- EV Charging point
- Two reception rooms
- Tenure: Freehold

## Asking Price £550,000

Presenting an immaculate semi-detached house in a sought-after location, available for sale. This striking property comes with an array of unique features, designed to provide a comfortable and modern lifestyle.

The house boasts five generously sized bedrooms, family bathroom, separate shower room and separate W.C., ensuring plenty of space for a growing family.

The property includes one well-equipped open plan kitchen/dining room fitted with a built-in fridge freezer, built in dishwasher, free standing wine cooler and Range Master cooker, ideal for cooking and dining.

The utility runs off from the kitchen with space for a washing machine and tumble dryer. The downstairs W.C. is accessible from the utility room which also houses the combination boiler. Noting that the boiler has separate heating controls for the ground floor and the first floor.

The two spacious reception rooms provide ample space to entertain guests or enjoy quiet family evenings. The house also features a single garage with newly fitted doors, providing secure parking. Additionally, the property boasts an EV charging point, catering to modern environmentally conscious living.

One of the key features of this property is the garden, offering a blissful retreat to enjoy the outdoors within the comfort of your own premises. The property offers off-street parking, ensuring ease and security.

Situated in a convenient location, the property benefits from excellent public transport links, making commuting hassle-free. It is also in close proximity to local amenities such as shops and eateries. For families with children, the house is ideally located near reputable schools. The nearby parks offer great opportunities for outdoor activities and leisure.

This property is ideally suited for families who value a blend of comfort, convenience, and modern features. This is a unique opportunity to own a property that offers an enviable lifestyle in a desirable location.

**ENTRANCE DOOR to PORCH**  
**HALLWAY** staircase to first landing  
**LOUNGE:** 14'0 into alcoves x 15'11 plus into bay (4.27m x 4.85m)  
**RECEPTION TWO:** 11'10 into alcoves x 15'0 (3.61m x 4.57m)  
**OPEN PLAN KITCHEN & DINING ROOM:** 20'11 max x 10'0 at max point (6.38m x 3.05m) 8'0 max x 16'0 max (2.44m x 4.88m)  
**UTILITY**  
**DOWNSTAIRS W.C.**  
**FIRST LANDING** stairs to second landing  
**BEDROOM FOUR:** 18'0 into recess x 8'0 at max point (5.49m x 2.44m)  
**SHOWER ROOM**  
**BEDROOM ONE 'L' shape:** 17'0 plus into robes x 15'10 max (5.18m x 4.83m)  
**FAMILY BATHROOM:** 7'0 max x 6'0 max (2.13m x 1.83m)  
**SEPARATE W.C.**  
**SECOND LANDING**  
**BEDROOM THREE:** 11'10 into alcoves x 15'0 (3.61m x 4.57m)  
**BEDROOM TWO:** 11'10 into alcoves x 15'0 (3.61m x 4.57m)  
**BEDROOM FIVE:** 6'11 x 11'0 (2.11m x 3.35m)

**PRIMARY SERVICES SUPPLY**  
Electricity: MAINS  
Water: MAINS  
Sewerage: MAINS  
Heating: MAINS  
Broadband: ADSL/CABLE  
Mobile Signal Coverage Blackspot: NO  
Parking: DRIVEWAY & SINGLE 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

Known safety risks at property (asbestos etc...): NO

## 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:** E

**EPC RATING:** TBC

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**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



