



## Meadway Forest Hall

- Detached bungalow
- Two bedrooms
- Spacious living room
- Integral garage
- Wrap around parking for multiple cars

**Asking price: £230,000**



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ROOK  
MATTHEWS  
SAYER

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# Meadway

## Forest Hall

This charming detached bungalow, situated in a highly sought-after location, is presented for sale. The property is neutrally decorated throughout and provides a blank canvas for the new owner to imprint their own style. The property boasts a large, light spacious reception room offering plenty of space for relaxation and entertaining. Further complementing the living area is a well-appointed kitchen with in-built fridge/freezer, oven and washing machine which provides a functional space for family meals, hosting or casual dining. The property has two well-proportioned bedrooms and a modern bathroom suite equipped with bath and shower which complete the internal accommodation to a high standard. One of the unique features of this property, and a valuable asset, is the ample parking space available which wraps around the bungalow. This, together with an integral single garage, provides the convenience of secure and private parking for multiple vehicles. The property is ideally located with easy access to both local amenities and public transport links. This property is within Council Tax Band C making it an affordable option for those looking to move into this desirable area. Overall, this detached bungalow offers a wonderful opportunity for those seeking a comfortable, convenient and well-located home. Whether you're a first time buyer, or looking to downsize, this property is ideal. Don't miss out on this gem in a sought-after location.

### ENTRANCE DOOR to

PORCH to  
HALLWAY

LOUNGE: 18'0 x 12'05 / 5.49m x 3.66m

BATHROOM: 5'0 x 8'0 / 1.52m x 2.44m

BEDROOM ONE: 11'0 x 11'0 into recess / 3.35m x 3.35m into recess

BEDROOM TWO: 11'0 into robes x 8'0 into robes / 3.35m into robes x 2.44m into robes

KITCHEN: 15'0 at max point x 7'10 max / 4.57m at max point x 2.39m max

GARAGE: 15'0 max x 7'10 max / 4.57m max x 2.39m max

### PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: GAS CENTRAL

Broadband: FIBRE TO PREMISES

Mobile Signal Coverage Blackspot: NO

Parking: LARGE DRIVE & 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

Any Other Charges/Obligations: [xx & explain]

### COUNCIL TAX BAND: C

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



The Property  
Ombudsman