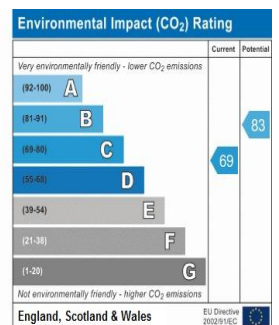
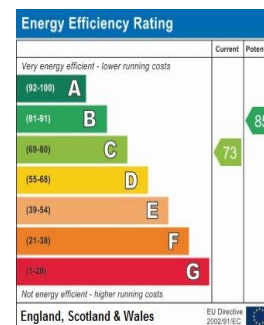




Charles Avenue Forest Hall

- NO ONWARD CHAIN
- TWO/THREE BEDROOMS
- ENSUITE SHOWER ROOM
- SOUTHERLY BACKING REAR GARDEN
- ENERGY RATING C

Asking Price: £275,000



**ROOK
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3 Charles Avenue

Forest Hall, Newcastle upon Tyne, NE12 7JX

Located close to Forest Hall Village is this truly stunning two/three bedroom double fronted bungalow which is situated within a cul de sac position and offered with no onward chain. The property has been upgraded to a high standard and has been fully refurbished throughout. Comprising: entrance hall, two double bedrooms to the front one with a luxury ensuite shower room, dining room/bedroom three to the side, luxury four piece bathroom/W.C. and fantastic open plan living area with bi fold doors out to the rear garden and incorporating a luxury breakfasting kitchen with a good range of wall and base units incorporating an electric oven and hob with extractor hood over, space for appliances, breakfast bar, door to a useful utility room. Externally there is a block paved driveway which can accommodate several cars, side access to a southerly backing rear garden which is mainly laid to lawn with raised decked area, fenced boundaries and planted borders. The property benefits from gas central heating and UPVC double glazing.

ENTRANCE HALL

Composite door, laminate flooring, radiator, access to loft via ladder

KITCHEN/LOUNGE 8.33m x 6.27m into door recess 27'4 x 20'7)

Fitted with a range of wall & base units and work surfaces incorporating a 1 ½ bowl sink unit, built in electric double oven, electric hob, extractor hood, space for American fridge freezer, breakfast bar, two radiators, spot lights to ceiling, two roof lights, laminate flooring, bi-fold doors to rear garden, UPVC double glazed window to rear.

UTILITY 1.60m x 2.27m (5'3 x 7'5)

Wall & base units with work surfaces, space for washing machine, laminate flooring, space for tumble dryer, combination boiler, part tiled walls, extractor fan.

BEDROOM ONE 3.76m into alcove x 4.79m into bay (12'4 x 15'9)

UPVC double glazed walk in bay window, television point, radiator, coving to ceiling.

ENSUITE SHOWER ROOM

Fitted with a white three piece suite comprising: wash hand basin, step in shower cubicle, low level W.C, tiled floor, heated towel rail, extractor fan.

BEDROOM TWO 4.48m x 2.95m plus wardrobes (14'8 x 9'8)

UPVC double glazed walk in bay window, fitted wardrobes, radiator, coving to ceiling.

BEDROOM THREE/DINING ROOM 2.86m x 3.65m (9'5 x 12'0)

UPVC double glazed window to rear, coving to ceiling, radiator

BATHROOM/W.C

Fitted with a white four piece bathroom white comprising panelled bath, wash hand basin in vanity, step in shower cubicle, low level W.C, tiled walls, tiled floor, heated towel rail, extractor fan.

EXTERNALLY

The front has a block paved driveway, side access to rear. The rear garden is laid mainly to lawn, decked area, fenced boundaries, flower tree shrub borders, side access to front.

TENURE - FREEHOLD

The vendor has informed us that this property is freehold, but we are unable to confirm this as we have no access to the documentation. Should you proceed with the purchase of this property, these details must be verified by your Solicitor.

FH6934/VK/MC/11.06.2019/V.2



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.