

BRUNTON

RESIDENTIAL

T. 01912368347
E. info@bruntonresidential.com
A. Brunton Residential Middleton
W. South, Wagonway Drive, NE13 9BJ



Holly Avenue

Forest Hall, NE12 7NE

POPULAR LOCATION - PERFECT FIRST TIME BUY - TWO BEDROOMS

Brunton Residential are delighted to offer to the market this two-bedroom, terraced home. Situated in a popular area of Forest Hall surrounded by local amenities, this property would be ideal for first time buyers looking for a their perfect family home.

£135,000

1 Holly Avenue

Forest Hall, NE12 7NE



Accommodation briefly comprises; entrance hallway with access to spacious lounge area. At the rear of the property is a full-width kitchen diner which offers a combination of wall and floor units, coordinated work surfaces and some fitted appliances with ample space for formal dining. The kitchen leads to the bathroom with basin and shower over bath. To the first floor are two large double bedrooms with fitted wardrobes and a WC. Externally, the property has a lawned garden to the front with driveway for off-street parking whilst to the rear is a long garden with combination of lawned and decked areas with fenced boundaries.

ON THE GROUND FLOOR

Hallway

Lounge

12'4" x 14'11" (3.77m x 4.55m)

Kitchen/Diner

10'11" x 18'3" (3.32m x 5.57m)

Bathroom

5'6" x 7'6" (1.70m x 2.29m)

Bedroom

9'9" x 16'8" (2.96m x 5.07m)

Bedroom

9'6" x 9'8" (2.90m x 2.95m)

WC

Disclaimer

ON THE FIRST FLOOR

Landing



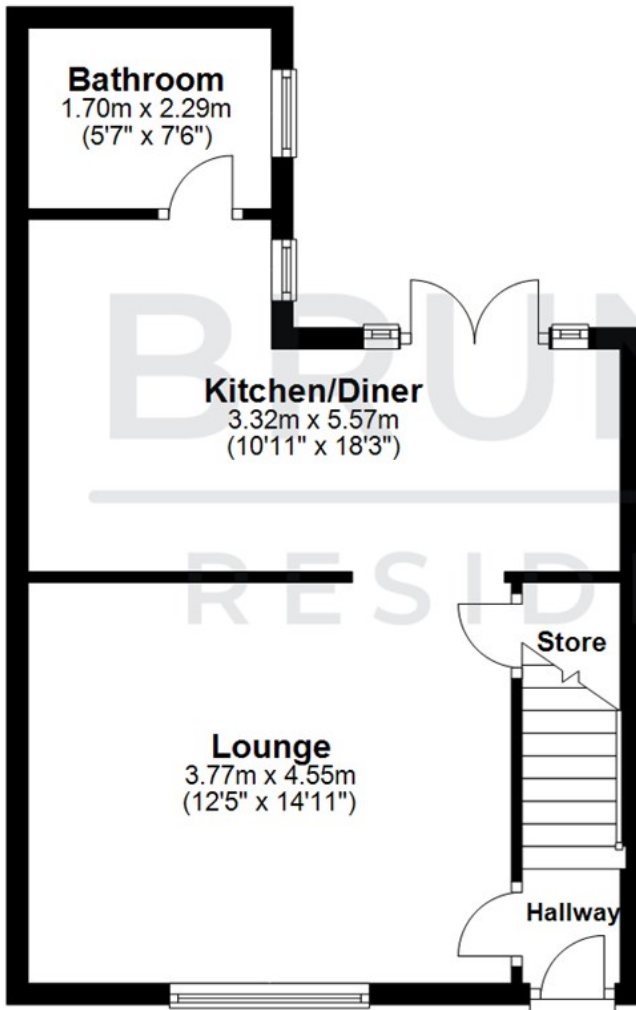
- POPULAR LOCATION
- CLOSE TO LOCAL AMENITIES
- PERFECT STARTER HOME
- TWO BEDROOMS
- TERRACED
- FRONT & REAR GARDENS
- OFF-STREET PARKING



Floor Plan

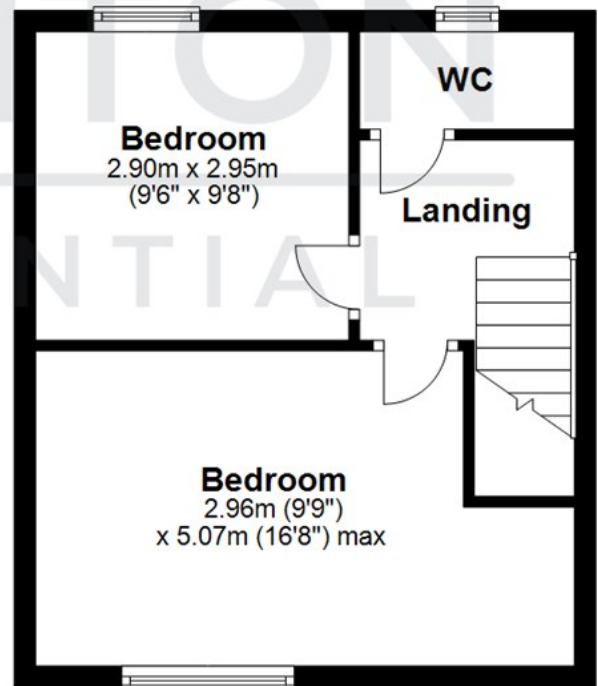
Ground Floor

Approx. 40.2 sq. metres (432.4 sq. feet)



First Floor

Approx. 30.3 sq. metres (325.7 sq. feet)



Total area: approx. 70.4 sq. metres (758.1 sq. feet)

All measurements are approximate and are for illustration only.
Plan produced using PlanUp.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
		73	82				
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	