



OAKFIELD TERRACE

Forest Hall, Newcastle upon Tyne, NE12 9DN

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NOTE FOR
FINISHING
DEPARTMENT:

TRIM OFF 50mm
THIS SIDE

We are privileged to be the agent asked to offer for sale this HIGHLY DESIRABLE REFURBISHED THREE BEDROOMED MID TERRACED PROPERTY situated in this delightful row of Terraces within this popular and sought after location, having good family accommodation, which briefly comprises: entrance porch, impressive entrance hall with doors to all rooms, lounge at front, formal dining room at rear leading onto open plan modern refurbished kitchen with French doors leading to decked patio area and rear yard with access to garage and lane, to the first floor there are three bedrooms, (bedroom one with en suite bathroom), a further shower room, gas central heating to radiators, double glazing, well decorated throughout, a good garden to the front of the property with lawn, flower borders and off street parking with double gates, a garage accessed by private lane to rear.

Price – NOW OFFERS OVER £199,950

7 Oakfield Terrace

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The property has the benefit of a good range of local amenities including schools, shops, restaurants, bars within the Forest Hall area, closeby is also access to the A19, City Centre and A1 Western Bypass.

AGENTS NOTES – We would highly recommend to the discerning purchaser viewing essential to appreciate this property's presentation, accommodation and location.

ENTRANCE PORCH

ENTRANCE HALL

With stripped panelled floorboards, half panelled walls, central heating radiator, full length vanity mirror, stairs to first floor.

LOUNGE AT FRONT approx 14'6" (4.42) x 14'1" (4.29)

With feature fireplace having cast iron inset, double glazed window, cornice to ceiling, ceiling rose, power points, t.v aerial point, good décor.

KITCHEN approx 13'9" (4.19) x 10'6" (3.20)

With a good range of modern fitted floor and wall units with work surfaces, fitted oven and hob with extractor fan over, peninsula breakfast bar, stainless steel sink unit, wine rack, French doors leading to rear patio, spotlights to ceiling, porcelain tiled floor.

FORMAL DINING ROOM OFF OPEN PLAN KITCHEN approx 12'2" (3.71) x 7'11" (2.41)

With two double glazed windows, stripped panelled flooring, central heating radiator, good décor.

FIRST FLOOR LANDING

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BEDROOM ONE AT FRONT approx 14'2" (4.32) x 10'6" (3.20)
With double glazed window, central heating radiator, a good range of wall to wall fitted wardrobes giving good storage and hanging space, power points, good décor.

BEDROOM AT FRONT approx 7'10" (2.39) x 6'2" (1.88)
With double glazed window, central heating radiator, power points, internet connection point.

BEDROOM AT REAR approx 14'9" (4.50) x 13'1" (3.99)
With double glazed window, central heating radiator, power points, good décor.

EN SUITE BATHROOM approx 11'3" (3.43) x 7'3" (2.21)
Recently refurbished with free standing bath having central feature taps, wash hand basin, low level w.c, double glazed window, heated towel rail.

SHOWER ROOM

With shower cubicle, wash hand basin, low level w.c, double glazed window, heated towel rail.

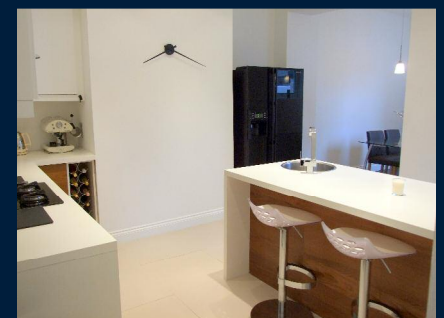
EXTERNALLY

To the front of the property there is a wrought iron garden gate with path leading to entrance door with garden having lawn, flower borders and off street parking. To the rear of the property a decked patio courtyard garden with access to garage and private lane.

AGENTS NOTES – We would highly recommend to the discerning purchaser viewing essential on this delightful family home.

IMPORTANT NOTES

None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Rook Matthews Sayer 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 any part of a contract. No persons in the employment of Rook Matthews Sayer has any authority to make or give any representation or warranty whatever in relation to this property.



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MORTGAGES

The mortgage market is a minefield, the difference between the right and wrong mortgage could save you £££'s each month. It's sensible to have your mortgage arrangements in hand and to understand what you can afford long before you make your offer on the property you love. We are mortgage specialists and can research the whole of the UK market to find a mortgage and protection solution as individual as you are. Doing this sooner rather than later means that we will be ready to fully support any offer you make, with ourselves or even another agent, and can put you ahead of other potential buyers. So, don't delay, let the high street come to you – call us now to arrange an appointment. Your home may be repossessed if you do not keep up repayments on your mortgage.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	57	62
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	51	55
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

REF: ICM/KM/F6050/21.4.08

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