



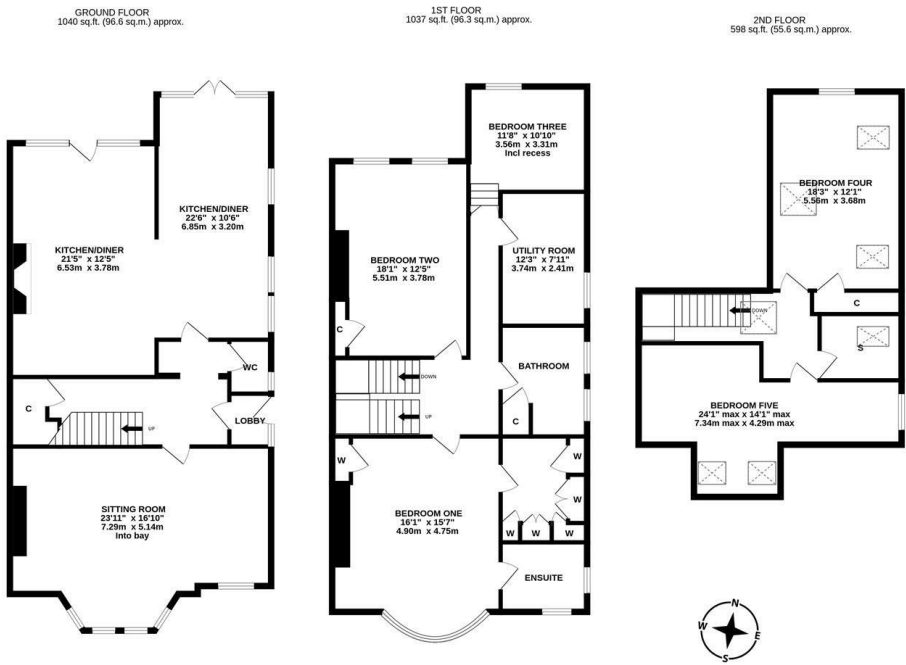
This imposing, period semi-detached family home is ideally located on Northumberland Avenue, Forest Hall. Northumberland Avenue, a pretty tree lined street positioned just off Station Road is perfectly placed to provide access to the local shops, pubs and restaurants in Forest Hall, along with local schooling and transport links via bus and Metro.

Boasting close to 2,700 Sq ft, the accommodation briefly comprises: entrance lobby with feature stained glasswork, through to hallway with under-stairs storage cupboard, stairs to first floor and separate downstairs WC; south facing sitting room measuring almost 24ft with walk in bay; an impressive kitchen diner with spot lighting, dual aspect windows, French doors and a further separate door, all leading to the rear garden, kitchen area with a range of fitted units, work surfaces, breakfasting island and fireplace with feature wood burning stove. The first floor landing gives access to; bedroom one with walk in bay, fitted alcove storage, en-suite shower room with three piece suite and dual windows and a separate walk in wardrobe with fitted wardrobe storage cupboards; bedroom two with dual windows and fitted alcove storage; bedroom three; utility/laundry room; family bathroom complete with four piece suite, storage cupboard and dual windows. The second floor landing with sky light gives access to; two further bedrooms, bedroom four with three sky lights and fitted storage, bedroom five measuring 24ft with dual sky lights; second floor store room with sky light.

Externally, a front driveway laid to gravel and providing off-street parking, with dwarf wall, hedge and fenced boundaries. To the rear, a delightful garden, laid mainly to lawn with a mixture of mature planting including flowers, trees and shrubs, with two paved patio seating areas and all enclosed with both fence and hedge boundaries. A great purchase opportunity not to be missed and an internal inspection is deemed and absolute must!

Period Semi-Detached Family Home | 2,675 Sq ft (249.5m2) | Five Bedrooms | Sitting Room | Impressive Kitchen Diner | Downstairs WC | 1st Floor Family Bathroom | Utility Room | 2nd Floor Store Room | Gravelled Front Driveway | Delightful Enclosed Rear Garden | Pretty Tree Lined Street | GCH | Freehold | Council Tax Band F | EPC: D

Offers Over £595,000



IMPORTANT NOTE: These particulars and the descriptions and measurements herein do not constitute representation and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.

