



53 Ivy Road, Forest Hall NE12 9AP

Fantastic semi-detached starter home, with no onward chain. Situated within a popular residential location in Forest Hall, with a range of local amenities and schools, as well as being within close proximity to Palmersville metro station for easy access into the City Centre.

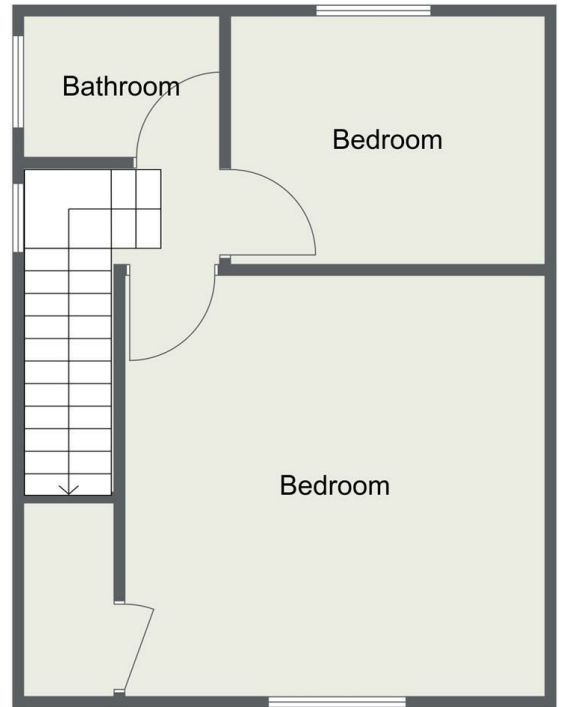
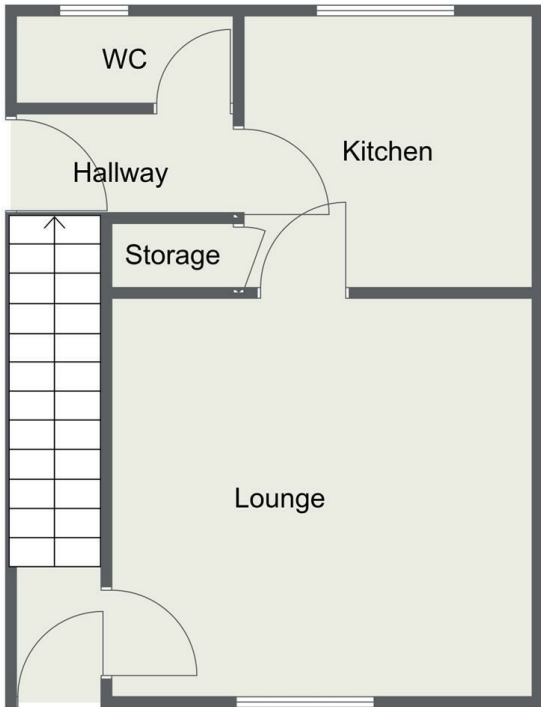
The property has been tastefully decorated to a modern standard and briefly comprises reception room, kitchen, utility/storage room, two bedrooms and bathroom.

The property boasts large uPVC double glazed windows and gas central heating.

To the rear is a large rear garden and driveway parking to the front of the property.

- Semi detached home
- Popular Residential location
- 2 bedrooms
- Reception room
- Utility / Storage
- Gas Central Heating
- Double glazing
- Lawned rear garden
- Driveway parking
- EPC D

Offers Over £130,000



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			79
(81-91) B			
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	