



- 2 Bed Semi Detached House
- Sitting Room with Patio Doors
- Garden & Parking
- Ideal for a Couple/Small Family

- Extended & Deceptively Spacious
- Spacious Breakfasting Kitchen
- Gas CH & SUDG

- Open Plan Lounge with Fireplace
- Refurbished Shower/WC
- Sought After Location

An extended and deceptively spacious 2 bedroomed semi detached house, within an excellent location on the sought after Hazelmere estate. With gas fired central heating and sealed unit double glazing, the Entrance Porch leads to the open plan Lounge, the focal point of which is an electric fire within an Adam style surround and there is also a bow window to the front. The separate Sitting Room has patio doors opening to the rear garden. There is a particularly generous Breakfasting Kitchen, fitted with a range of wall, base and display units, enameled sink unit, breakfast table, split level double oven, 5 ring gas hob with extractor over, plumbing for a washer and door to the rear. Stairs lead from the Lounge to the First Floor Landing. Bedroom 1 has a range of built in wardrobes and is to the front, whilst Bedroom 2 is to the rear. The refurbished Shower/WC has a low level wc, wall mounted wash basin with mirror over and shower quadrant with rainhead and hand held showers and a chrome towel warmer. The Garage is attached with an up and over door, wall and base units and plumbing for a washer.



Externally, the Front Garden is block paved, providing ample off street parking. The Rear Garden is paved, with artificial lawn.

Durham Close is a cul-de-sac within Hazelmere, a popular development on the Western edge of Bedlington, a pleasant town with good local facilities and amenities, and with excellent road links to other surrounding towns and villages.

Entrance Hall 5'4 x 4'2 (1.63m x 1.27m)

Lounge 14' x 12'4 (max) (4.27m x 3.76m (max))

Sitting Room 15'3 x 9'6 (4.65m x 2.90m)

Breakfasting Kitchen 18'3 x 12'1 (5.56m x 3.68m)

First Floor Landing

Bedroom 1 12'3 x 9' (+recess) (3.73m x 2.74m (+recess))

Bedroom 2 9'9 x 6'2 (2.97m x 1.88m)

Shower/WC 6'6 x 6' (1.98m x 1.83m)

Garage 17'9 x 9'10 (5.41m x 3.00m)



Energy Performance: Current D Potential B

Council Tax Band:

Distance from School:

Distance from Metro:

Distance from Village Centre:

These particulars do not constitute or form part of an offer nor may they be regarded as representative. All interested parties must themselves verify their accuracy. It is not company policy for any gas, oil or electrical appliances to be tested and purchasers must satisfy themselves as to their working order. Measurements are approximate, floor plans are not to scale and are for illustration purposes only.