







2



1



1

- Semi-Detached House
- Two Double Bedrooms
- Rear Garden
- Great Transport Links
- No Upper Chain
- Sought-After Area
- Ground Floor WC
- Local Facilities
- Council Tax Band: B
- Call For More Information







This well presented, two-bedroom semi-detached home, is ideally located on the sought-after Winder Drive in Havannah Park, Hazlerigg. The property is offered for sale with the benefit of no upper chain and will appeal to a range of buyers including first time, down sizers, and smaller families.

This contemporary development in Hazlerigg perfectly combines modern living with rural charm, set against a backdrop of open countryside while remaining close to local shops, schools, along with excellent transport links for an easy commute to nearby Gosforth and Newcastle city centre. The property is within easy reach of the picturesque Havannah and Big Waters Nature Reserve, offering beautiful nearby walks and outdoor space.

The ground floor offers a bright and airy lounge-diner with French doors leading to the rear garden, creating a light-filled space ideal for relaxing or entertaining. The well-appointed kitchen features a range of modern wall and floor units, and an integrated oven and hob. There is also a convenient ground floor WC.



To the first floor, the property boasts two generous double bedrooms, both tastefully decorated, along with a modern three-piece family bathroom WC complete with a shower over the bath. Further benefits include gas central heating and double glazing.

Externally, the home features a driveway with an EV charging point and garden to the front and there is a well-maintained rear garden with both patio and lawned areas.

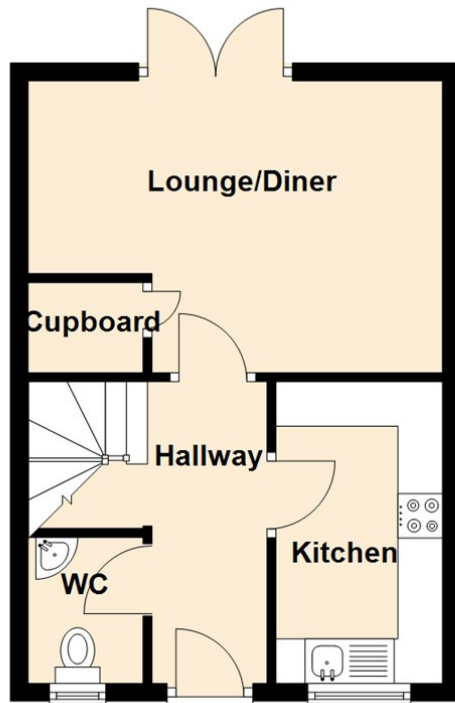
Early viewing is highly recommended to fully appreciate the quality and setting of this lovely home. For more information or to arrange a viewing, please contact our Gosforth branch on 0191 236 2070.

#### Tenure

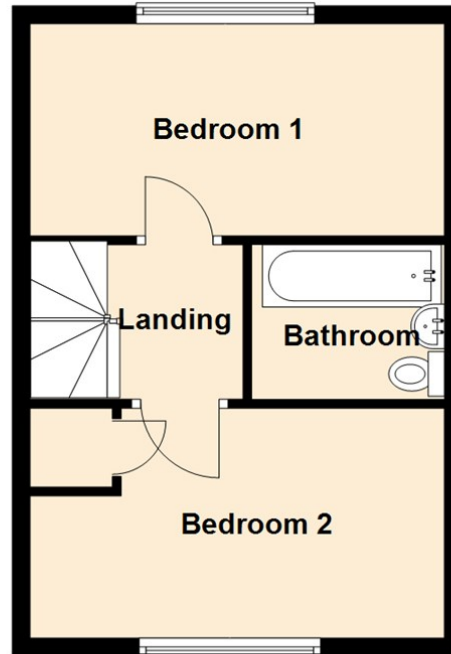
The agent understands the property to be freehold. However, this should be confirmed with a licenced legal representative

Council Tax band: B

## Ground Floor



## First Floor

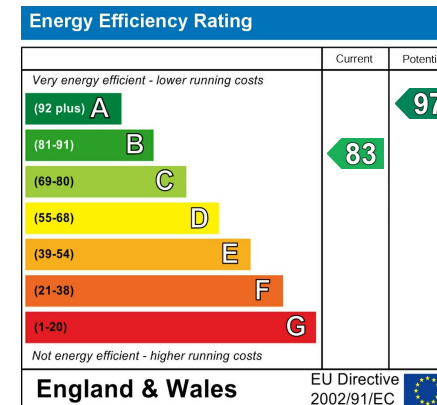


Lounge 13'6" x 12'4" (4.14 x 3.78)

Kitchen 5'4" x 11'2" (1.63 x 3.42)

Bedroom One 9'3" x 12'6" (2.84 x 3.82)

Bedroom Two 8'10" x 12'5" (2.70 x 3.81)



## The difference between house and home

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.



[www.janforsterestates.com](http://www.janforsterestates.com)

**Gosforth**  
**High Heaton**  
**Tynemouth**  
**Property Management Centre**

**0191 236 2070**  
**0191 270 1122**  
**0191 257 2000**  
**0191 236 2680**

