





2



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- Popular Location
- Two Bedrooms
- Ideal First Time Buy
- Nature Reserve Nearby
- Viewing Recommended
- Semi Detached
- No Upper Chain
- Close To Shops
- Council Tax Band *A*
- Call For More Information





This well-presented two-bedroom semi-detached home is located on Castle Street in Hazlerigg. Offered for sale with the benefit of no upper chain and ideal for first-time buyers, those looking to downsize, or investors, this property offers a fantastic opportunity in a popular residential area.

Perfectly positioned within walking distance of local shops, a post office, and the beautiful Havannah Nature Reserve, this property also offers convenient access to a broad selection of amenities in Wideopen and Gosforth High Street, as well as excellent transport connections.

Internally the property briefly comprises to the ground floor: - entrance hallway, lounge with feature wood burning stove, and fitted kitchen with a range of wall and floor units, integrated oven and hob and access to the rear garden. To the first floor there are two bedrooms and a modern bathroom WC with shower over the bath. The property also benefits from gas central heating and double glazing.

Externally, there is a paved garden to the front with space for off street parking and there is a good-sized garden to the rear with a lawn and patio.

Early viewing is recommended. For more information, please call our Gosforth team on 0191 236 2070

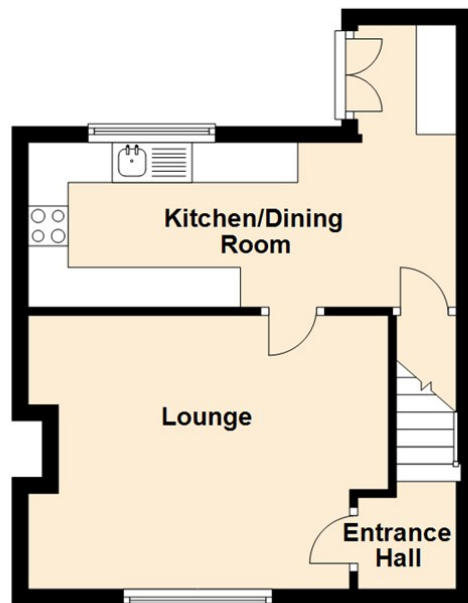
Tenure

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

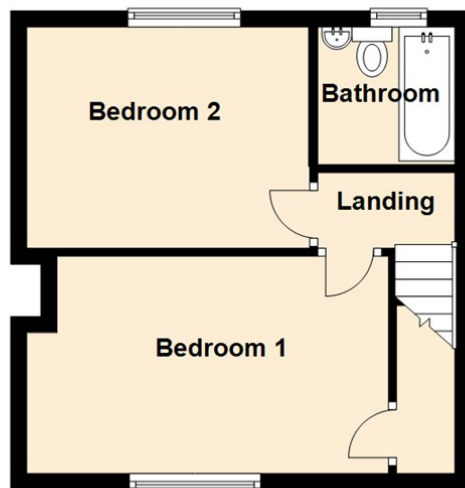
Council Tax band *A*.



Ground Floor



First Floor



Lounge 13'3" x 11'6" (4.06 x 3.51)

Kitchen 6'10" x 17'3" (2.10 x 5.26)

Bedroom One 9'3" x 14'2" (2.82 x 4.33)

Bedroom Two 9'8" x 9'0" (2.97 x 2.76)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

The difference between house and home

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