



 **Jan Forster**

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Arkle Street | Hazlerigg | Newcastle Upon Tyne | NE13 7DG  
Offers Over £195,000





- Popular Location
- Stunning Semi Detached Home
- Three Bedrooms
- Two Reception Rooms
- Off Steet Parking
- Landscaped Garden
- No Onward Chain
- Freehold
- Viewing A Must
- Call For More Information







This stunning three-bedroom, semi-detached home is located on the popular Arkle Street in Hazlerigg and is sure to appeal to a wide range of buyers, including first-time buyers, downsizers, and the growing family.

Situated in a pleasant position within the village, the home is conveniently close to local amenities such as convenience stores, a post office, and hairdressers. Additional facilities are available in nearby Gosforth, while excellent road and public transport links provide swift and easy access to Newcastle City Centre and the Airport. Nature lovers will appreciate the proximity to the Havannah and Big Waters nature reserves, offering beautiful walking and recreational opportunities.

Internally, the accommodation briefly comprises a ground-floor entrance lobby leading to a hallway, a welcoming lounge, and a dining room with French doors opening to the rear garden. The stylish, high-specification kitchen is fitted with integrated appliances and complemented by a practical utility room and a WC. On the first floor, there are three bedrooms and a contemporary shower room WC. The property benefits from gas central heating and double glazing throughout, ensuring both comfort and energy efficiency.

Externally, the home features a resin driveway to the front, offering ample off-street parking and an electric car charging point, while the beautifully landscaped rear garden provides a tranquil outdoor space for relaxation.

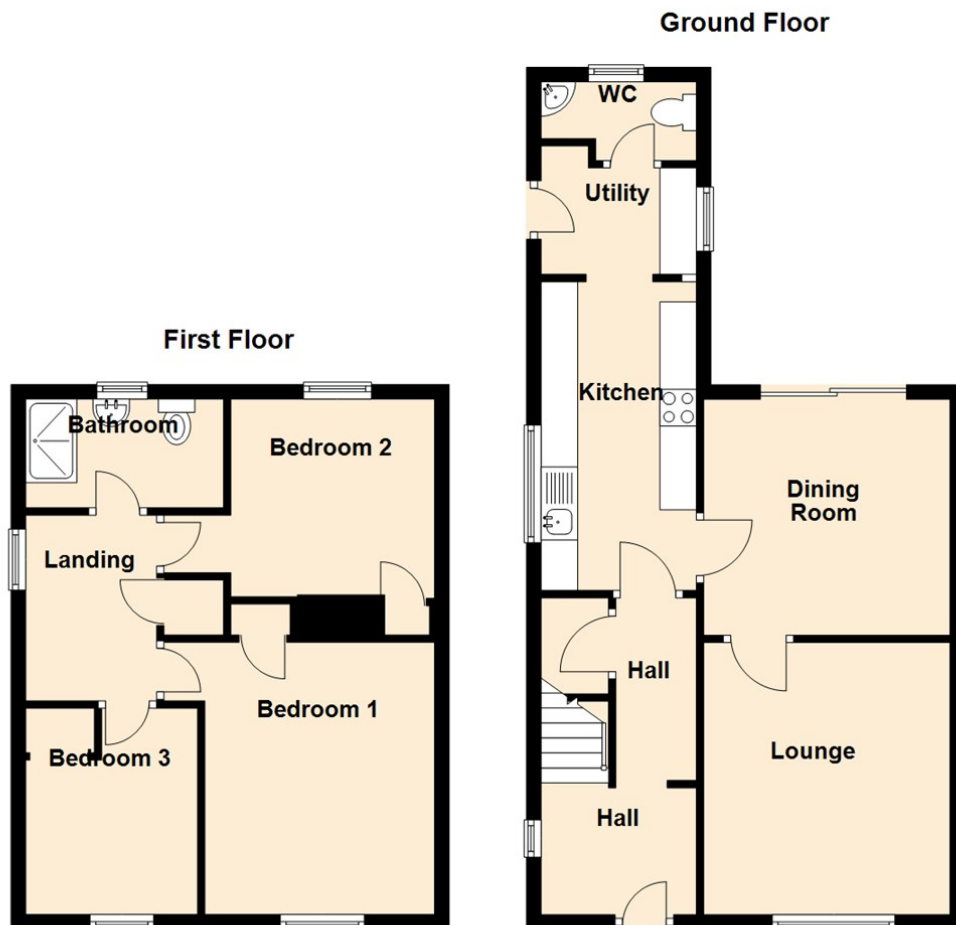
This exceptional property must be viewed to fully appreciate the accommodation and features on offer. For more information or to arrange a viewing, please call 0191 236 2070.

Tenure:

The agent understands the property to be freehold; however, this should be confirmed with a licensed legal representative.

Council Tax Band: A





Lounge 13'10" x 11'11" (4.24 x 3.64)

Kitchen 7'7" x 13'0" (2.32 x 3.98)

Dining Room 7'5" x 10'4" (2.27 x 3.15)

Bedroom One 10'9" x 12'7" (3.28 x 3.86)

Bedroom Two 10'8" x 9'1" (3.26 x 2.77)

Bedroom Three 7'8" x 7'8" (2.35 x 2.34)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	77
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

## The difference between house and home

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