



A spacious and beautifully presented two bedroom semi detached property occupying a convenient position in Hazlerigg. The accommodation has undergone a number of improvements in recent years and should appeal to a variety of buyers. It includes provision for off street parking and has a private and enclosed south facing rear garden. The location enjoys a good degree of privacy and is also well placed for local schools, amenities and transport links. Viewings are highly recommended.

- Two Double Bedrooms
- South Facing Garden
- Convenient Location
- Beautifully Presented
- Off Street Parking
- Viewing Recommended

## Entrance Lobby

Double central heating radiator, Stairs to first floor.

## Lounge

14' 6" by 12' 8" (4m 42cm by 3m 86cm)

Electric feature living-flame fire, Double glazed window, Central heating radiator.



## Dining Kitchen

17' 8" by 8' 9" (5m 38cm by 2m 67cm)

Wall and floor units with laminate worksurfaces over, Integrated oven and gas hob, Plumbed for washing machine, Space for fridge-freezer, Walk-in under-stair pantry cupboard, Two double glazed windows, Double central heating radiator, Wall mounted combi boiler.



## Utility Room

5' 3" by 4' 6" (1m 60cm by 1m 37cm)

Door to rear external.



## Landing

Double glazed window, Loft access.

## Bedroom One

14' 8" by 9' 3" (4m 47cm by 2m 82cm)

Double glazed window, Central heating radiator, Walk-in wardrobe (with double glazed window).



## Bedroom Two

10' by 9' 2" (3m 5cm by 2m 79cm)

Double glazed window, Central heating radiator, Fitted sliding-front wardrobe.



## Bathroom

8' 10" by 8' 2" (2m 69cm by 2m 49cm)

Bath with shower over, Wash hand basin with vanity unit, WC, Heated towel rail, Two double glazed windows, Built-in shelved cupboard.

## Front External

Paved hardstanding with access for off street parking.

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## Rear External

Enclosed and private south-facing garden with a generous paved patio seating area and a variety of cottage-garden type plantings and a vegetable bed. Gated side access and wooden storage shed.

## Tenure

Freehold.

## Services

Mains gas, electricity, water, and drainage.

Council Tax Band A.

EPC C Rated.

## Disclaimer

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.



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