

RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

2 FERGUSON CRESCENT HAZLERIGG NEWCASTLE UPON TYNE NE13 7NL



- Two Bedroom Semi Detached
- Partial DG & Gas combi boiler
- No Further Chain
- Tenure: Freehold
- Services: Mains GCH, Electric, Water, Drainage & Sewage

- Ready For Refurbishment
- Gardens Front & Rear
- EPC: D
- Council Tax Band: A

Price £85,000

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This two-bedroom semi-detached property on Ferguson Court, Hazlerigg, offers excellent potential for a full renovation, making it an ideal project for buyers looking to put their own stamp on a home or to acquire an investment/buy to let. The property benefits from partial double glazing and gas central heating via a combi boiler, providing a solid foundation for refurbishment. The accommodation includes an entrance hall, lounge, kitchen diner, utility, first-floor landing, two bedrooms, and a bathroom/WC. Externally, the property offers gardens to both the front and rear, providing outdoor space to enjoy once updated. Situated in a popular residential area, this property is perfect for those seeking a home with great potential, close to local amenities and transport links to Newcastle.

ENTRANCE HALL

Entrance door to front and stairs leading to the first floor.

LOUNGE

11'5" x 14'1" (3.50 x 4.30)

Double glazed window to the front, radiator.

KITCHEN DINER

5'10" x 17'4" (1.80 x 5.29)

To the rear with a double glazed window, fitted wall and base units with a sink drainer unit with dual taps, understair cupboard, single glazed window to the side and a door to the utility room.

ADDITIONAL IMAGE

REAR LOBBY

5'10" x 4'10" (1.80 x 1.48)

Door to the rear garden.

FIRST FLOOR LANDING

BEDROOM ONE

8'11" x 14'1" (2.74 x 4.30)

Double glazed window to the front, radiator and built in storage cupboard.

BEDROOM TWO

9'2" x 9'10" (2.80 x 3.00)

Single glazed window to the rear, radiator and two built in storage cupboards, one housing the combi boiler.

BATHROOM/WC

5'1" x 7'2" (1.57 x 2.19)

Fitted with a wc, wash hand basin and bath. Single glazed window to the rear.

EXTERNALLY

There are gardens to the front, rear and side of the property.

GENERAL INFORMATION

These particulars are produced in good faith, and are set out as a general guide only, they do not constitute part or all of an offer or contract.

The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. No apparatus, equipment, fixtures, fittings or services have been tested and it is the buyer's responsibility to seek confirmation as to the working condition of any appliances.

As the agent we have not sought to verify the legal title of the property and verification must be obtained from a solicitor.

Fixtures and fittings that are specifically mentioned in these particulars are included in the sale, all others in the property are specifically excluded.

Photographs are produced for general information and it must not be inferred that any item is included for sale within the property.

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MATERIAL INFORMATION

Material information is no substitute for professional advice, and consumers should be aware that the information collected may not accurately reflect the full extent of the property condition which would be covered through a home survey.

Efforts have been made to ascertain as much information as possible with regard to material information but this information is not exhaustive and cannot be fully relied upon, purchasers will need to seek further clarification from their legal advisor.

Electricity Supply - Mains

Water Supply - Mains

Sewerage - Mains

Heating - Mains GCH

Broadband and Mobile - Available - including Ultrafast broadband. Mobile -Likely/Limited with some suppliers . Ofcom

Broadband & Mobile Checker November 2024).

Flood Risk - Rivers & Sea - Very Low Risk. Surface Water - Very Low risk. Source gov.uk November 2024.

Planning Permission - There no current active planning permissions for Ferguson Crescent. For more information please see -<https://portal.newcastle.gov.uk/planning/index.html> Checked November 2024.

Coalfield & Mining Areas - The Coal Authority indicate that this property is located on a coalfield. Your legal advisor will be able to advise you of any implications of this.

TENURE & COUNCIL TAX BAND

Freehold - We cannot verify the Tenure of the property as we do not have access to the documentation. Purchasers must ask their legal advisor to confirm the Tenure.

Council Tax Band: A Source gov.uk Checked November 2024.

MORTGAGES

Why not make an appointment to speak to our Independent Mortgage Adviser?

PLEASE NOTE:

Your home may be repossessed if you do not keep up repayments on your mortgage.

Oracle Financial Planning Limited will Pay Rickard 1936 Ltd a referral fee on completion of any mortgage application.

FLOOR PLAN

This plan is not to scale and is for identification purposes only.

GOOGLE MAPS - GENERAL NOTE

If you are using Google Maps, satellite or Street View please be aware that these may not show any new development in the area of the property.

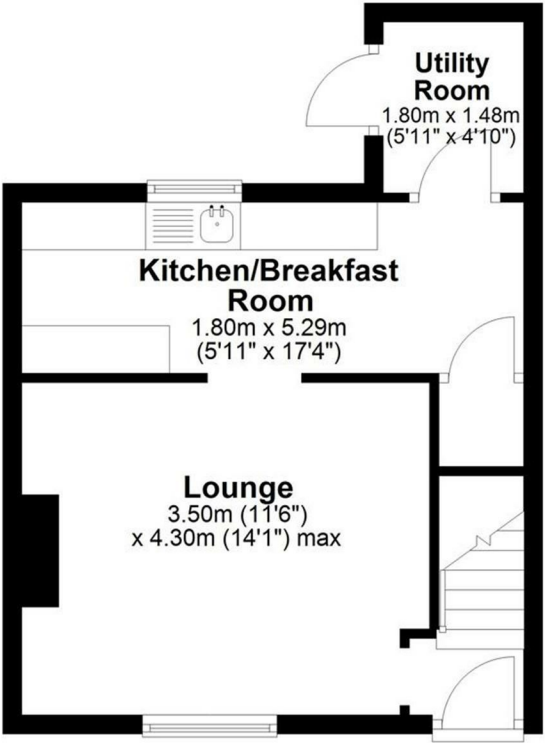
VIEWING ARRANGEMENTS

BY PRIOR ARRANGEMENT THROUGH OUR MORPETH OFFICE (01670) 513533

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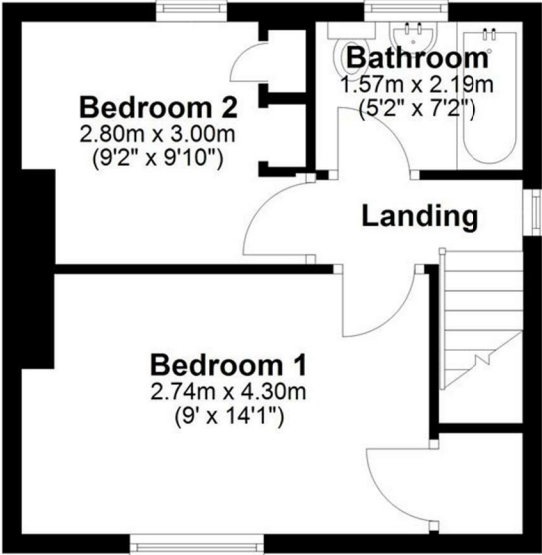
Ground Floor

Approx. 31.4 sq. metres (337.9 sq. feet)

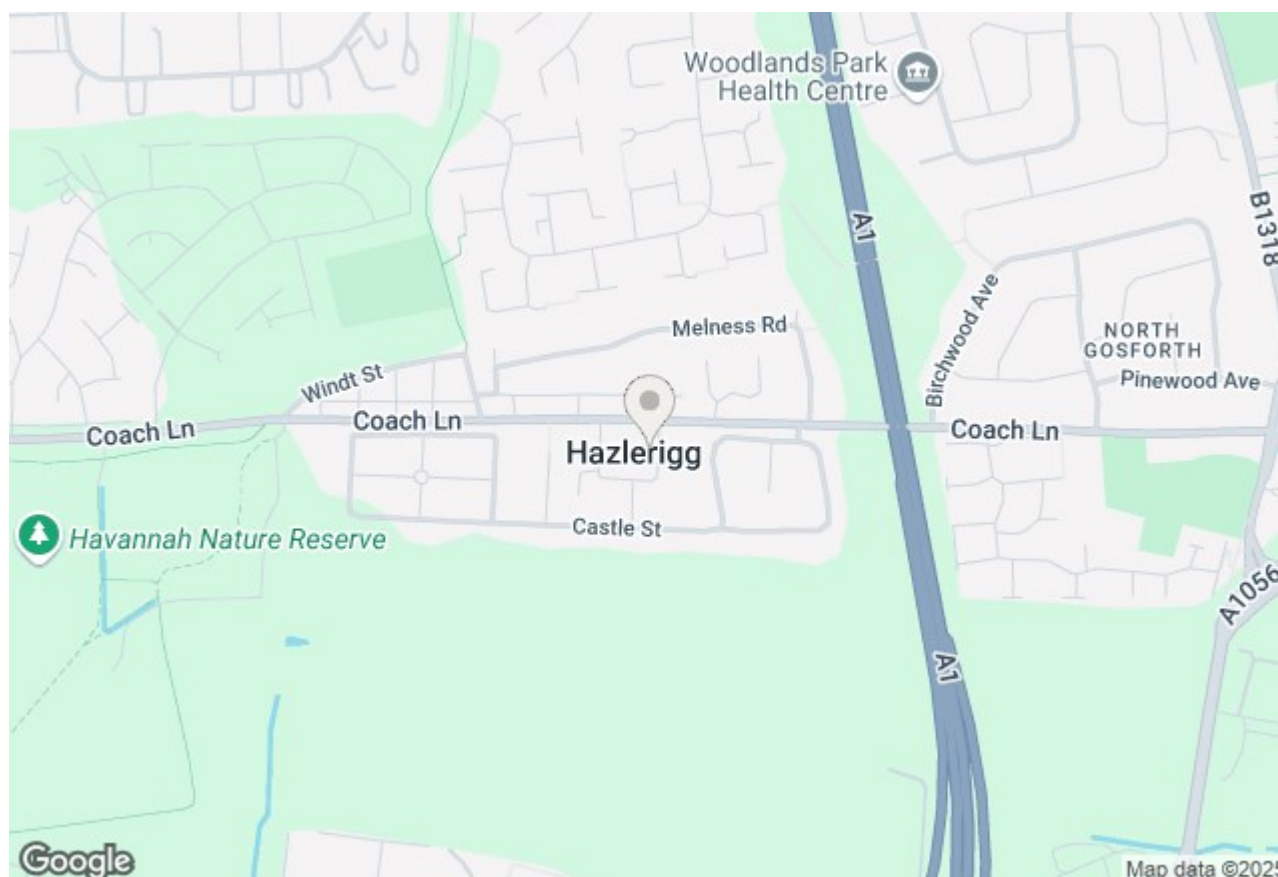
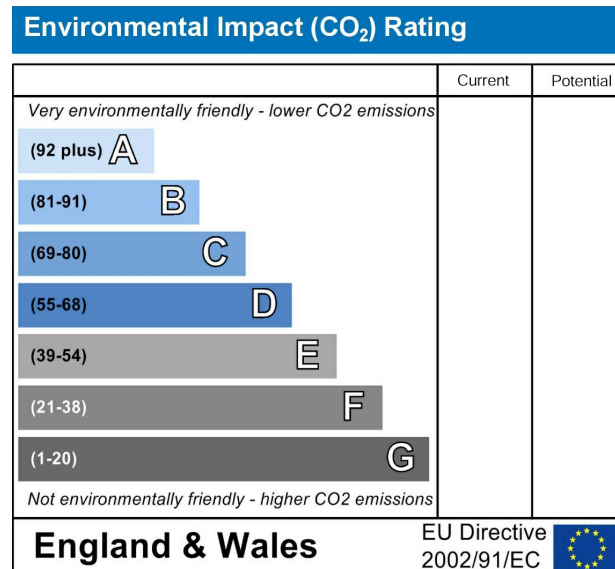
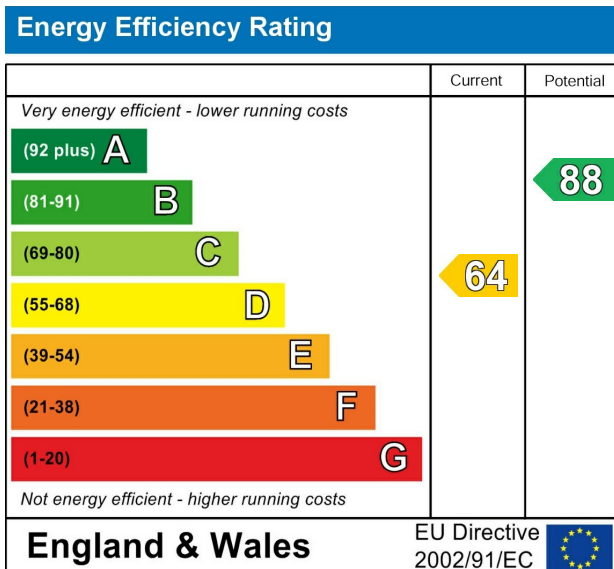


First Floor

Approx. 29.3 sq. metres (315.4 sq. feet)



Total area: approx. 60.7 sq. metres (653.3 sq. feet)
Ferguson Crescent, Hazlerigg



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