



Lola Street | Hazlerigg | NE3 7AT

£230,000

A deceptively spacious 4 bedroom semi detached house offering generous accommodation over three floors together with generous yard to the rear and large garage. The property is conveniently located close to shops, amenities and transport links as well as being a short distance to the A1 motorway.

Briefly comprising entrance hallway with WC. There is a large sitting room to the front which provides access to a modern kitchen with centre island and granite work surface. There is also a family room/dining room. To the first floor are 3 bedrooms with a 4 piece bathroom suite with roll top bath.

To the second floor is an attic room providing additional living space. Externally to the rear is a generous yard providing ample off street parking. There is also a good size garage with lighting and power.

ROOK
MATTHEWS
SAYER



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Spacious semi detached house

4 bedrooms

**Generous yard providing
ample off street parking**

Modern kitchen with centre island

4 piece bathroom suite

**Close to shops, amenities and
transport links**

For any more information regarding the property please contact us today

ENTRANCE DOOR LEADS TO:

ENTRANCE HALL

Double glazed entrance door, double glazed window.

W.C.

Low level WC, wash hand basin with set in vanity unit, radiator.

DINING ROOM 10'5 x 12'9 (3.18 x 3.89m)

Double glazed window to rear.

LOUNGE 15'9 x 14'2 (4.80 x 4.32m)

Double glazed window to front, media wall, radiator.

KITCHEN 15'9 x 14'1 (4.80 x 4.29m)

Fitted with a range of wall and base units with centre island and granite work surfaces, built in double oven, built in electric hob, double glazed French door to rear.

BEDROOM ONE 14'2 x 10'6 (4.32 x 3.20m)

Double glazed window, radiator.

BEDROOM TWO 15'7 x 13'1 (4.75 x 3.99m)

Double glazed window, radiator.

BEDROOM THREE 14'2 x 8'7 (4.32 x 2.62m)

Double glazed window, radiator.

BEDROOM FOUR (ATTIC ROOM) 20'4 x 15'3 (6.20 x 4.65m)

Velux windows.

FAMILY BATHROOM

Four piece suite comprising of: freestanding roll top bath, wash hand basin, step in shower cubicle, low level WC, radiator, double glazed frosted window.

REAR YARD

Providing off street parking, gated access.

GARAGE

Light and power points.

T: 0191 284 7999

gosforth@rmsestateagents.co.uk

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PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: TBC

Mobile Signal Coverage Blackspot: No

Parking: Driveway & On Street

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: B

EPC RATING: D

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
56-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and 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. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in



Money Laundering Regulations - intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

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