



## 40 Hazelwood Terrace , Howdon, NE28 0AJ

\*\*TWO BEDROOM END TERRACE HOUSE \*\* GARDENS TO FRONT, REAR AND SIDE \*\*

\*\* HOWDON METRO STATION SHORT WALK FROM PROPERTY \*\* GREAT FIRST TIME BUY \*\*

\*\* CLOSE TO LOCAL AMENITIES, SCHOOLS AND MAJOR ROAD LINKS \*\* FREEHOLD \*\*

\*\* BUY TO LET RENTAL POTENTIAL OF APPROX £850 PCM \*\* COUNCIL TAX BAND A \*\*

\*\* ENERGY RATING C \*\*

**Offers Over £120,000**



# 40 Hazelwood Terrace , Howdon, NE28 0AJ



- Chain Free
- Within Walking Distance to Howdon Metro Station
- Freehold
- Close to Local Amenities, Schools and Major Road Links
- Two Bedrooms
- Great First Buy
- Rental Potential 850 pcm
- Energy Rating C
- Council Tax Band A

## Entrance Lobby

## Lounge

11'4" + bay x 11'1" (3.45 + bay x 3.37)

## Bedroom 2

9'5" x 9'1" (2.88 x 2.77)

## External

## Kitchen

16'0" x 6'10" (4.88 x 2.08)

## Material Information

## Rear Lobby

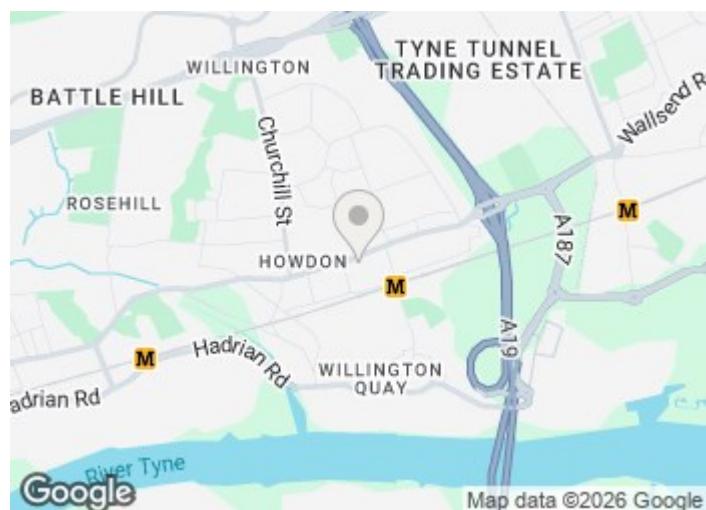
## Bathroom

6'9" x 5'6" (2.07 x 1.67)

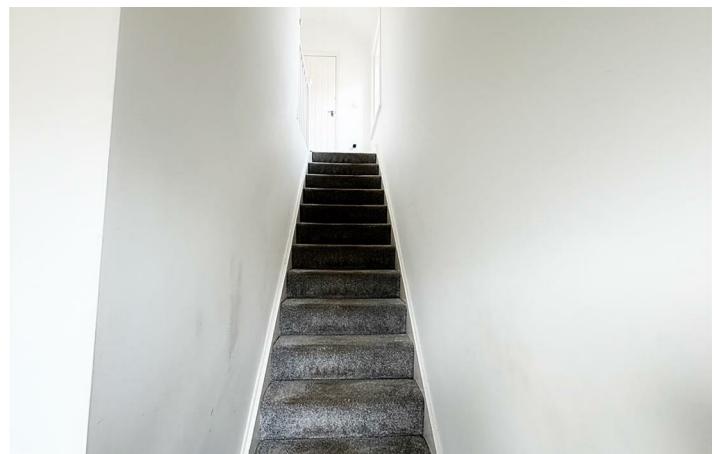
## Landing

## Bedroom 1

12'9" x 9'1" (3.89 x 2.78)

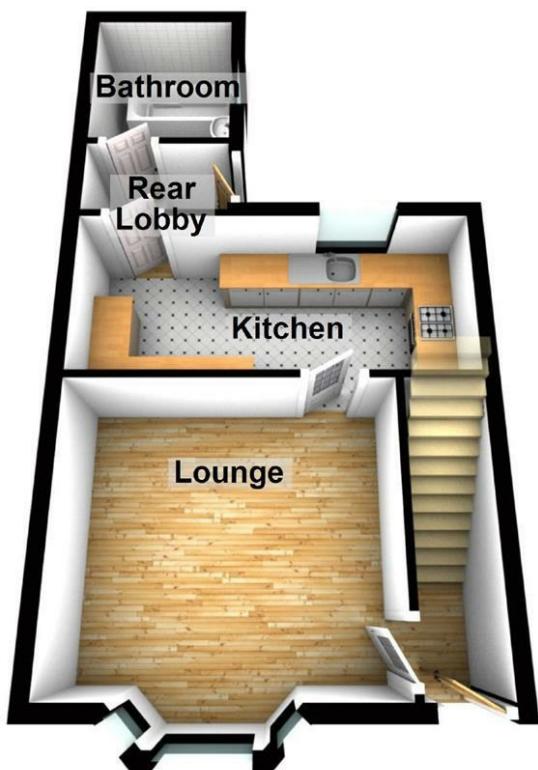


## Directions



## Floor Plan

### Ground Floor



### First Floor



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	
(81-91)	B	85
(69-80)	C	69
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	