

40 Hazelwood Terrace , Howdon, NE28 0AJ

** This property is currently marked as "Sale Agreed," and no additional viewings will be conducted. We welcome inquiries from anyone looking to sell their property and interested in obtaining one of our "Gone" boards. Please feel free to contact us. **

**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 **

Offers Over £120,000

40 Hazelwood Terrace

, Howdon, NE28 0AJ



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

Entrance Lobby

Lounge

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

Kitchen

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

Rear Lobby

Bathroom

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

Landing

Bedroom 1

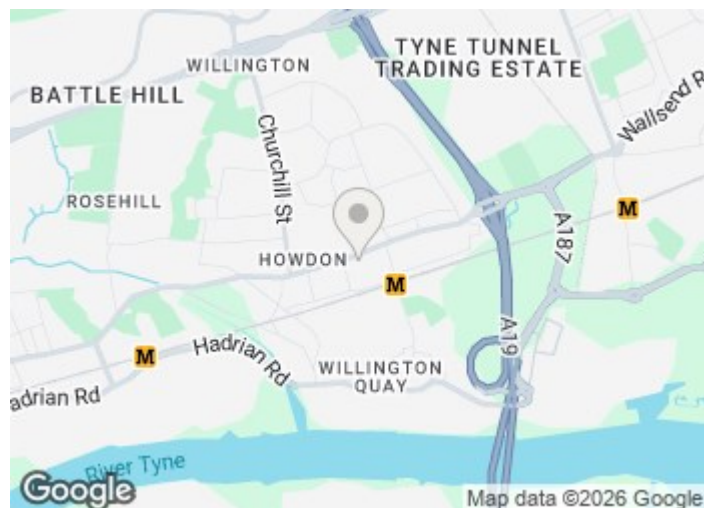
12'9" x 9'1" (3.89 x 2.78)

Bedroom 2

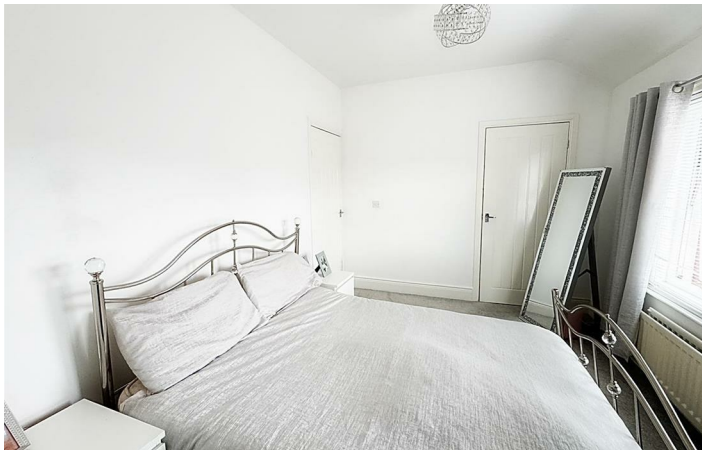
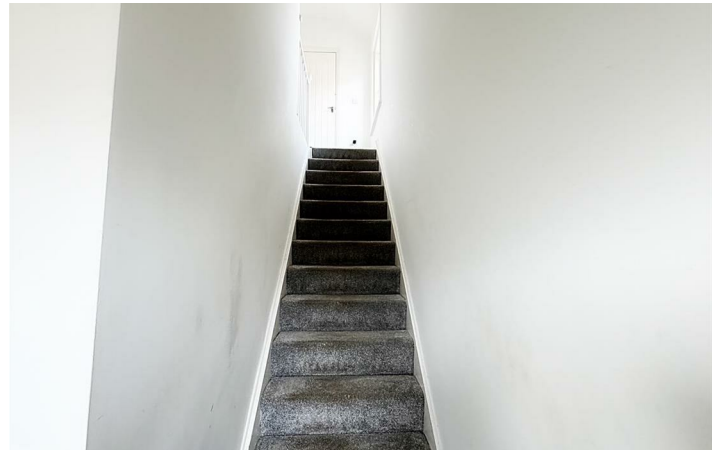
9'5" x 9'1" (2.88 x 2.77)

External

Material Information

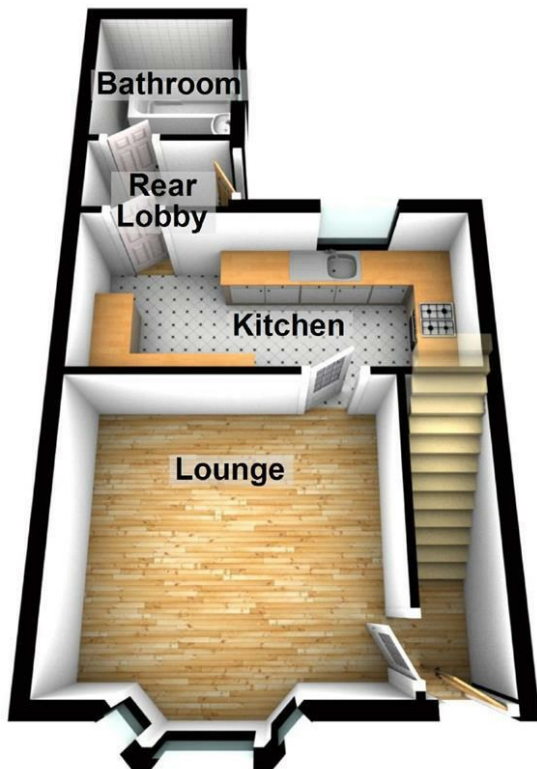


Directions



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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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	