



Winder Drive | Hazlerigg | NE13 7FU

Offers In The Region Of £270,000

 3  1  2

Superb semi detached house

3 bedrooms

En suite to master bedroom

Lovely landscaped garden

Double width driveway

**Prime position with views over
the local park**

RMS | Rook
Matthews
Sayer

A superb 3 bedroom semi detached house located within the popular Havannah Park development occupying a prime position with views over the local park. The property is presented to the highest of standards and benefits from a range of quality fixtures and fittings. Key features include ground floor WC, integrated kitchen, en suite to master bedroom, lovely landscaped garden to the rear, double width driveway and garage. Additional features include gas fired central heating and UPVC double glazing.

ENTRANCE DOOR LEADS TO:

ENTRANCE HALL

Double glazed entrance door.

W.C.

Double glazed window, low level WC, pedestal wash hand basin, radiator.

LOUNGE 13'3 x 11'11 (4.04 x 3.63m)

Double glazed window to front, radiator.

DINING KITCHEN 19'9 x 9'5 (6.02 x 2.87m)

Fitted with a range of wall and base units, laminate flooring, built in oven, built in gas hob, integrated fridge freezer and dishwasher, radiator.

BEDROOM ONE 14'11 x 9'8 (4.55 x 2.95m)

Double glazed window, radiator.

EN SUITE SHOWER ROOM

Step in shower cubicle, pedestal wash hand basin, low level WC, heated towel rail, double glazed frosted window.

BEDROOM TWO 10'0 x 9'8 (3.05 x 2.95m)

Double glazed window to rear, radiator.

BEDROOM THREE 9'11 x 7'3 (3.02 x 2.21m)

Double glazed window, radiator.

BATHROOM/W.C.

Panelled bath, pedestal wash hand basin, low level WC, double glazed frosted window.

FRONT GARDEN

Mainly paved, space for two cars, leads to integral garage.

REAR GARDEN

Laid mainly to lawn, gravelled area, patio, fenced boundaries.

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains Gas
Broadband: TBC
Mobile Signal Coverage Blackspot: No
Parking: Driveway & Garage

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.

AGENTS NOTE:

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

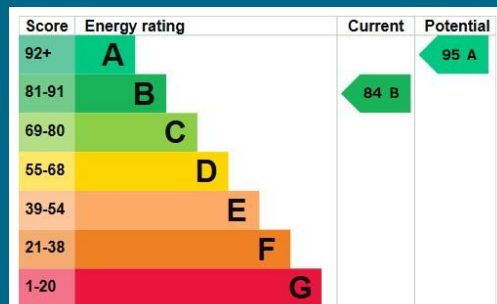
TENURE

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: C

EPC RATING: B

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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.



T: 0191 284 7999

Gosforth@rmsestateagents.co.uk

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