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- One Bedroom
- No Upper Chain
- Nature Reserve Nearby
- Excellent Rental Potential
- Viewing Recommended
- First Floor Flat
- Close To Amenities
- Ideal First Time Buy
- Council Tax Band \*A\*
- Call For More Information





This one bedroom, first floor property is conveniently positioned in a delightful location, on Coach Lane, in Hazlerigg, just North of Gosforth. Offered for sale with the benefit of no upper chain.

The property is within walking distance of local amenities in the village, with further amenities and facilities offered within Gosforth. The area also offers good transport links to Newcastle City Centre and the airport and is also close to Havannah and Big Waters Nature Reserves.

The property is presented to a high standard throughout to include a stylish kitchen, modern bathroom WC and tasteful decor. Briefly comprising: - entrance lobby with storage, stairs leading to the landing, bright and airy lounge/dining room, modern kitchen with fitted wall and floor units, breakfast bar and integrated oven and hob and the bathroom WC with three-piece suite. The property further benefits from gas central heating and double glazing.

Viewing comes highly recommended for this property. Please call our Gosforth team on 0191 236 2070 for more information and to book a viewing.

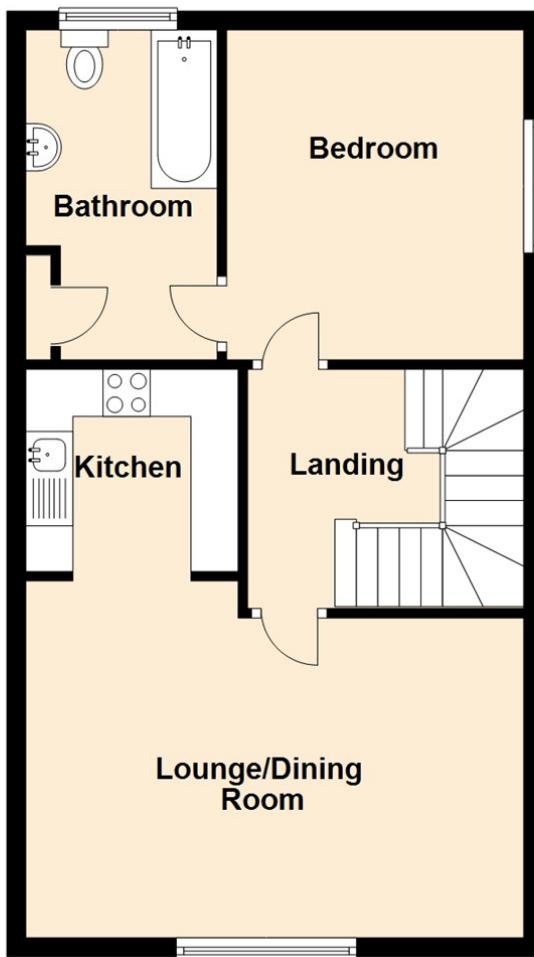
#### Tenure

The agent understands the property to be a long leasehold. However, this should be confirmed with a licenced legal representative.

Council Tax band \*A\*.



## First Floor

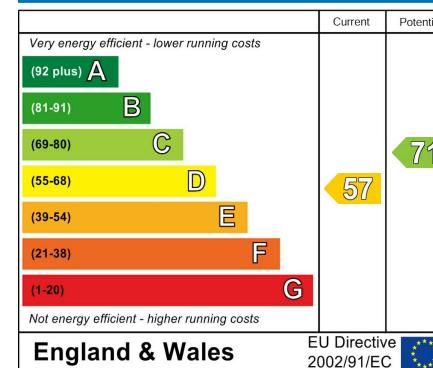


Lounge 17'3" x 12'6" (5.27 x 3.82)

Kitchen 8'9" x 7'2" (2.67 x 2.20)

Bedroom 11'5" x 10'6" (3.49 x 3.22)

### Energy Efficiency Rating



## The difference between house and home

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**Gosforth**

**High Heaton**

**Tynemouth**

**Property Management Centre**

**0191 236 2070**

**0191 270 1122**

**0191 257 2000**

**0191 236 2680**

