



 Jan Forster

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Ryall Avenue | Hazlerigg | Newcastle Upon Tyne | NE13 7BX

Price £175,000





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- Popular Location
- No Upper Chain
- Conservatory
- Off Street Parking
- Freehold
- Three Bedrooms
- Ideal First Time Buy
- Utility Room
- Front and Rear Gardens
- Call For More Information



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**\*\* Video Tour on our YouTube Channel | [https://youtu.be/7ai3nOMMs\\_U](https://youtu.be/7ai3nOMMs_U) \*\***

This three-bedroom semi-detached home is positioned on the popular Ryall Avenue in Hazlerigg, and will appeal to a wide range of buyers, including first-time buyers, downsizers, and investors looking for a well-located property. Offered for sale with no upper chain.

The property enjoys a pleasant position within the village and is conveniently located close to a range of local amenities, including convenience stores, a post office, and hairdressers. Further amenities are available in nearby Gosforth, while excellent road and public transport links provide quick and easy access to Newcastle City Centre and the Airport. Nature lovers will appreciate the proximity to the Havannah and Big Waters nature reserves, offering beautiful walking and recreational opportunities.

Internally, the property briefly comprises an entrance porch leading to a bright and airy lounge, modern kitchen dining room with a range of sleek fitted units, integrated appliances and access to a sunny conservatory. There is also a generously sized utility room with access to the rear. To the first floor there are three bedrooms and a family bathroom WC.

The property further benefits from gas central heating and double glazing throughout, ensuring comfort and energy efficiency.

Externally, there is an easy to maintain garden to the front along with a driveway offering off-street parking and there is a good-sized paved garden to the rear, providing pleasant outdoor space for relaxation or entertaining.

This property must be viewed to fully appreciate the accommodation on offer. For more information or to arrange a viewing, please call 0191 236 2070.

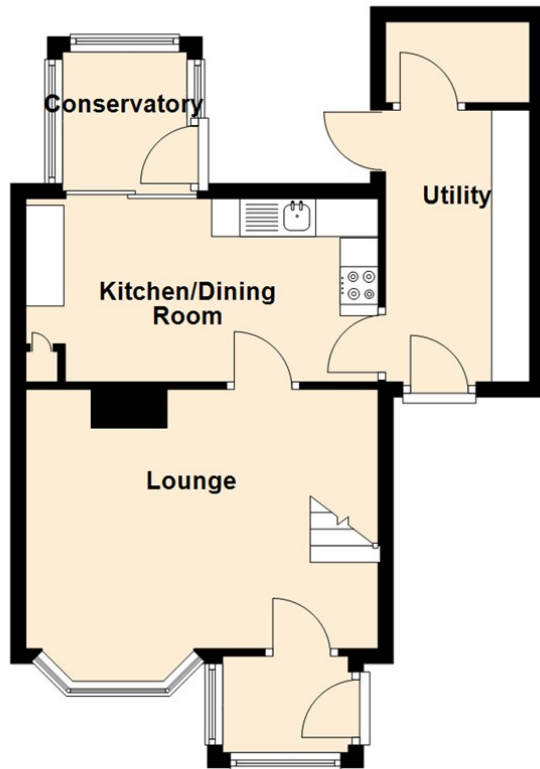
#### Tenure

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

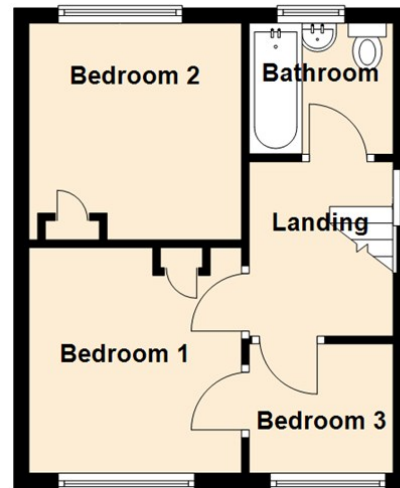
Council Tax band: A



Ground Floor



First Floor



Lounge 13'11" x 20'2" (4.25 x 6.16)

Kitchen Diner 20'2" x 9'1" (6.16 x 2.79)

Conservatory 12'2" x 9'10" (3.71 x 3.00)

Utility 15'0" x 6'5" (4.58 x 1.98)

Bedroom One 12'9" x 10'2" (3.90 x 3.10)

Bedroom Two 11'10" x 9'2" (3.61 x 2.81)

Bedroom Three 9'0" x 7'9" (2.76 x 2.37)

## The difference between house and home

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



[www.janforsterestates.com](http://www.janforsterestates.com)

Contact Us: 0191 236 2070

