



 **Jan Forster**

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2005  2025

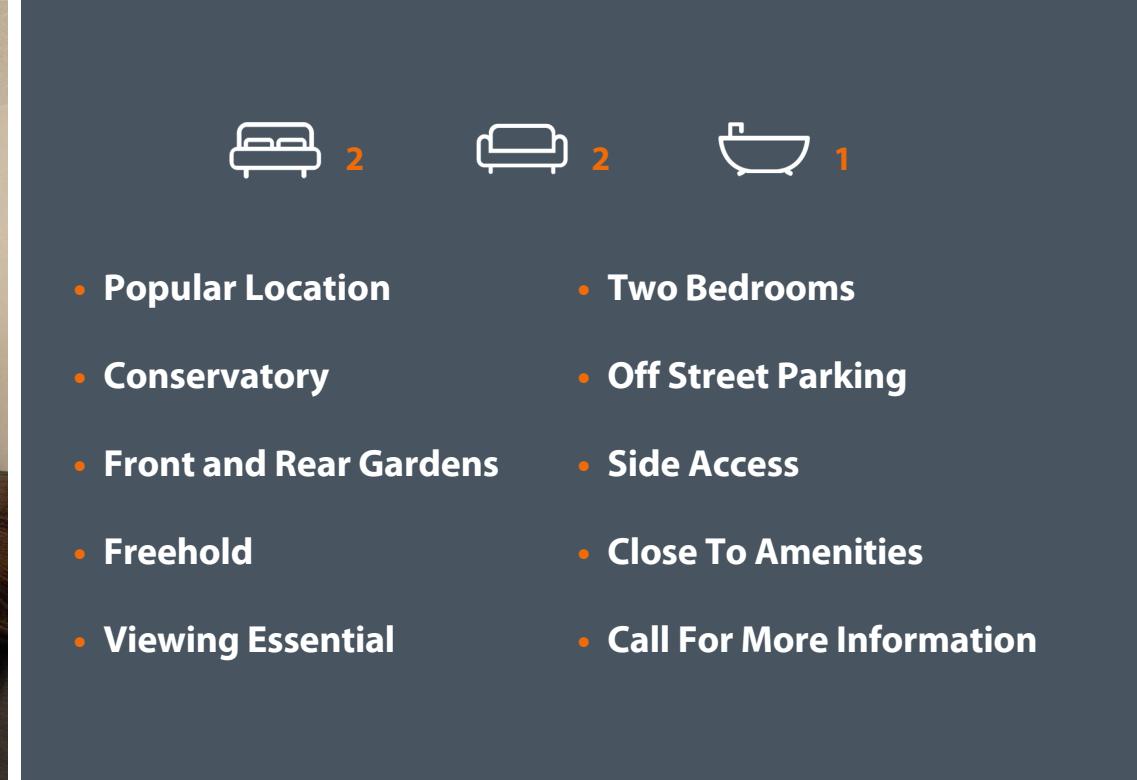
Melness Road | Hazlerigg | Newcastle Upon Tyne | NE13 7BL
Price £195,000



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** 360° Tour | <https://www.madesnappy.co.uk/tour/1gfd7g230d5> **

This charming two-bedroom semi-detached bungalow is positioned on the popular Melness Road in Hazlerigg, and will appeal to a wide range of buyers, including first-time buyers, downsizers, and investors looking for a well-located and easy-to-maintain property.

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.

Internally, the property briefly comprises an entrance hallway leading to a bright and airy lounge featuring a large picture window that fills the space with natural light. The kitchen is fitted with a range of units and offers practical side access. There are two generously sized double bedrooms, with the second bedroom opening into a generous conservatory that runs the full width of the property to the rear - perfect for use as an additional sitting area or dining space. A modern bathroom/WC completes the internal accommodation, offering contemporary fixtures and a stylish finish.

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 larger than average, split-level garden to the rear, with a patio area and lawn, providing pleasant outdoor space for relaxation or gardening.

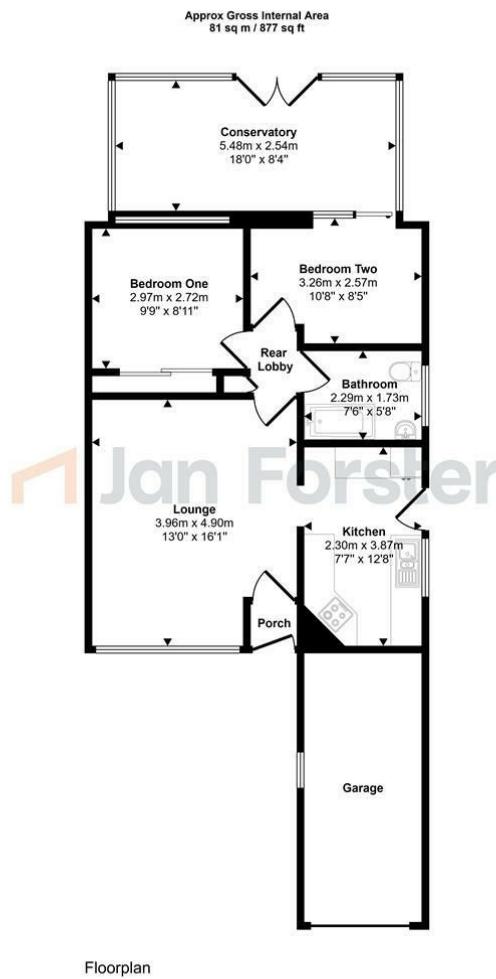
This property must be viewed to fully appreciate the accommodation on offer. For more information or to arrange a viewing, please call 0191 236 2070.

Tenure

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

Council Tax band: B





This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

The difference between house and home

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Lounge 12'11" x 16'0" (3.96 x 4.90)

Kitchen 7'6" x 12'8" (2.30 x 3.87)

Conservatory 17'11" x 8'3" (5.48 x 2.54)

Bedroom One 9'8" x 8'11" (2.97 x 2.72)

Bedroom Two 10'8" x 8'5" (3.26 x 2.57)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	85	
(69-80) C		
(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

0191 236 2070

0191 270 1122

0191 257 2000

0191 236 2680



www.janforsterstates.com

Gosforth

High Heaton

Tynemouth

Property Management Centre

