

37 Ferguson Crescent, Newcastle Upon Tyne, NE13 7NL

Offers Over £160,000

Hive Estates are proud to bring to market this stylish and well appointed two bedroom end of terrace home on Ferguson Crescent in Hazelrigg. With modern interiors, spacious living areas, and an impressive rear garden, this home offers the perfect blend of comfort and practicality.

The property boasts a spacious living room featuring a large bay window that floods the space with natural light. Stylish grey decor is enhanced by a grey brick effect feature wall on the chimney breast, complemented by grey wood effect laminate flooring and practical alcove storage. Extended kitchen and dining area continues the modern aesthetic with grey laminate flooring, sleek high gloss handleless cabinetry, a striking copper splashback, and solid wood worktops. Integrated appliances include a double oven, dishwasher, and washing machine, with additional space for freestanding appliances. The dining area comfortably accommodates a large table and benefits from bifolding doors leading directly into the rear garden, along with space for a breakfast bar.

Upstairs, the master bedroom is well proportioned and features a bold accent wall, fitted sliding wardrobes, and an additional nook ideal for a dressing table. The second bedroom is also spacious, offering fitted wardrobes, a feature wall, and large windows that allow plenty of natural light. Both bedrooms are finished with soft grey carpeting. The main bathroom is fitted with grey tiled flooring, neutral wall tiles, and includes a shower over bath, wash basin, and WC.

Externally, the property offers a well-sized front garden and a private driveway providing off-street parking. To the rear, there is a large garden featuring a versatile outbuilding currently used as a home gym, ideal for a home office or entertaining space. The garden also includes a decked seating area, ample lawn space, and convenient side access to the front of the property. Situated in a desirable location, the property offers easy access to the A1, the airport, and a range of transport links and nearby green spaces. This home is perfect for first-time buyers or small families alike.

Lounge 11'8" x 13'9" (3.56 x 4.20)

Kitchen/Dining Room 10'5" x 17'8" (3.18 x 5.40)

Bedroom 1 9'5" x 17'8" (2.88 x 5.40)

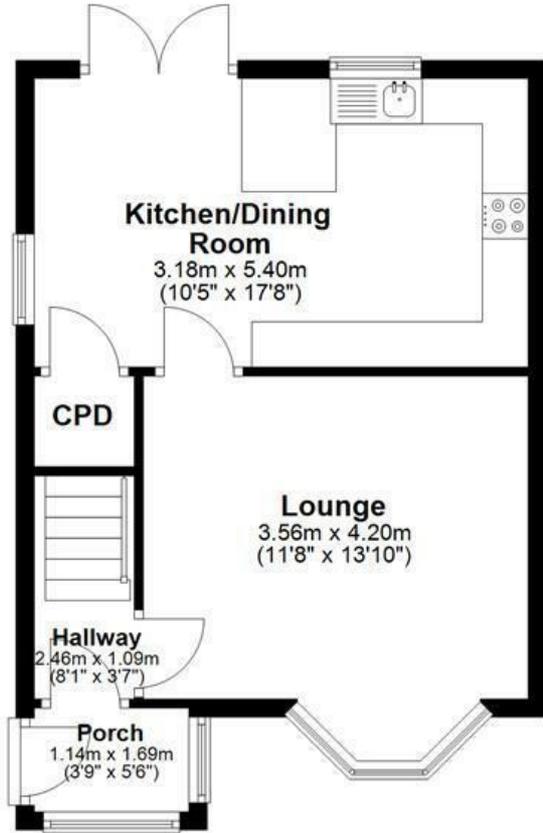
Bedroom 2 9'7" x 9'10" (2.94 x 3.00)

Bathroom 5'10" x 7'6" (1.80 x 2.29)

Floor Plan

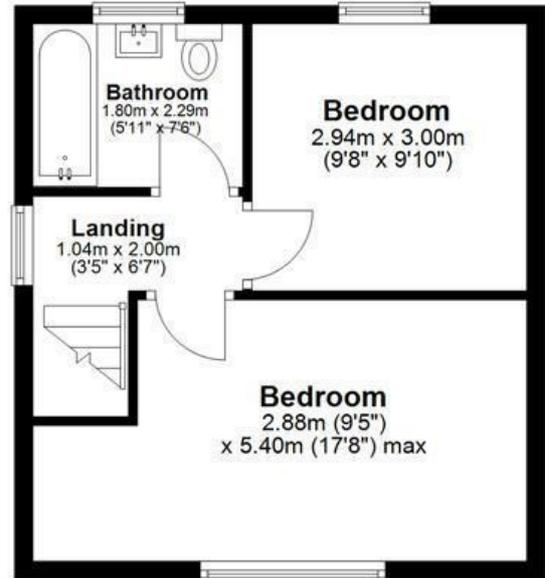
Ground Floor

Approx. 39.2 sq. metres (422.2 sq. feet)



First Floor

Approx. 31.9 sq. metres (343.7 sq. feet)

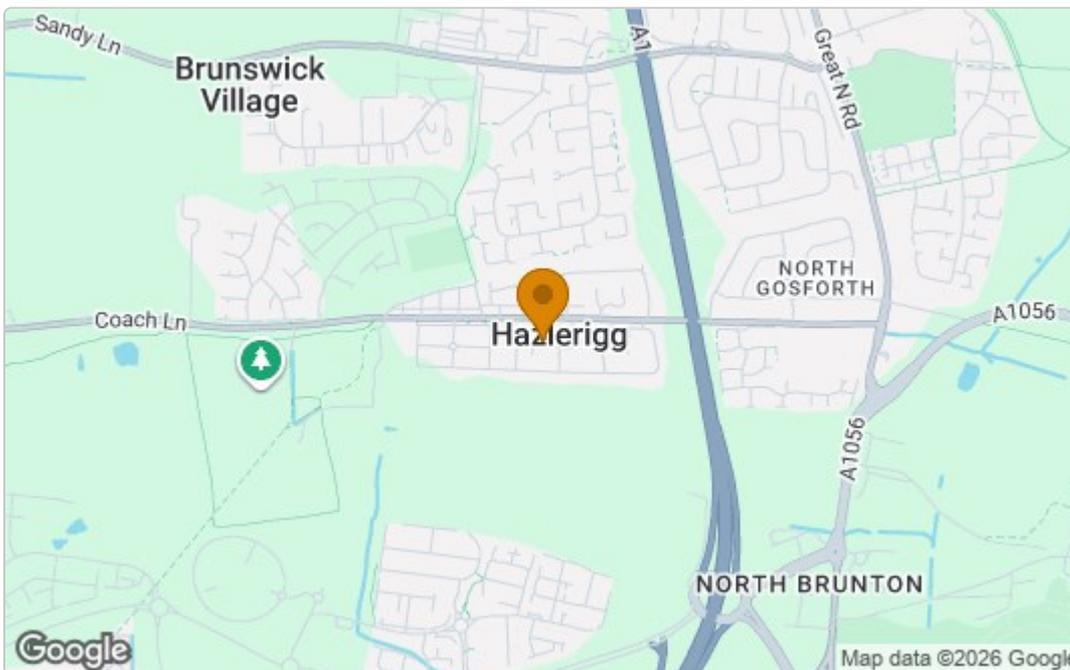


Total area: approx. 71.2 sq. metres (765.9 sq. feet)

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements of benches, stairways, openings etc are approximate. They should not be relied upon for any purpose and do not form part of any agreement. No liability is taken for any error or mis-statement.
Plan produced using PlanUp.

Area Map

Ferguson Cres, Hazelrigg



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			87
(69-80) C		74	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			
England & Wales			

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