



12 Collier Gardens, Hazlerigg
Newcastle Upon Tyne

Offers Over **£370,000**



12 Collier Gardens

Hazlerigg, Newcastle Upon Tyne

Immaculate Detached House in a coveted location with 4 Beds, stylish Kitchen/Diner, Ensuite Master, lush rear garden oasis, garage, and parking. Beautifully presented indoor and outdoor spaces ideal for luxurious living and entertaining. Viewing essential!

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Stylish Integrated Kitchen/Diner
- Stunning Bathroom
- Beautifully Presented
- Beautiful Rear Garden
- Garage & Double Drive





Hallway

Via composite door, with LVT flooring, radiator, storage cupboard and stairs leading to the first floor.

Lounge

18' 5" x 11' 7" (5.62m x 3.53m)

Media wall with TV point, feature insert fire, shelving with downlights, UPVC double glazed bay window and radiator.

Kitchen/ Dining & Family Area

19' 11" x 14' 7" (6.08m x 4.45m)

Range of wall and base and full length units with complimentary work surfaces, sink with mixer tap and drainer, integrated high level oven, integrated fridge/freezer, integrated dishwasher, integrated washing machine, gas hob with extractor hood, spotlights to ceiling, UPVC double glazed window, UPVC double glazed French doors to rear and radiator.

WC

White two piece suite comprising pedestal wash basin and low level WC, with UPVC double glazed window, half tiled walls and radiator.

First Floor Landing

Bedroom One

15' 7" x 9' 11" (4.75m x 3.03m)

With UPVC double glazed bay window, TV point, panelling to walls and radiator.

En Suite

7' 11" x 4' 5" (2.41m x 1.35m)

White three piece suite comprising tiled shower enclosure, floating wash basin and hidden cistern low level WC, with UPVC double glazed window, half tiled walls and radiator.

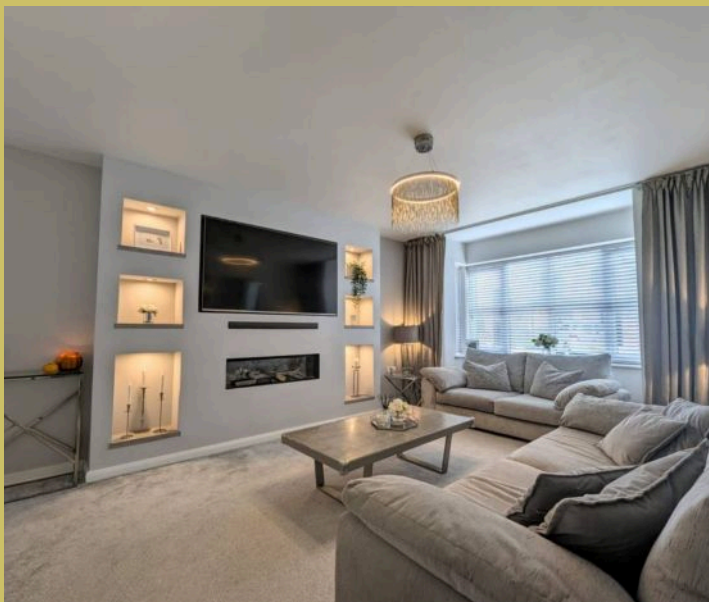
Bedroom Two

11' 4" x 9' 11" (3.45m x 3.03m)

With UPVC double glazed window and radiator.

Bedroom Three

7' 2" x 9' 9" (2.18m x 2.97m)





FRONT GARDEN

Lawn to front and side with planted borders.

REAR GARDEN

Enclosed garden to rear with artificial lawn, paved patio and raised planters with built in seating. Decked patio with pergola over.

GARAGE

Single Garage

With up and over door and power supply.

DRIVEWAY

2 Parking Spaces

Block paved double driveway leading to garage.





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