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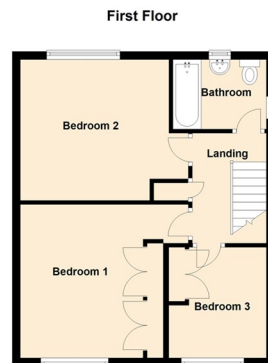
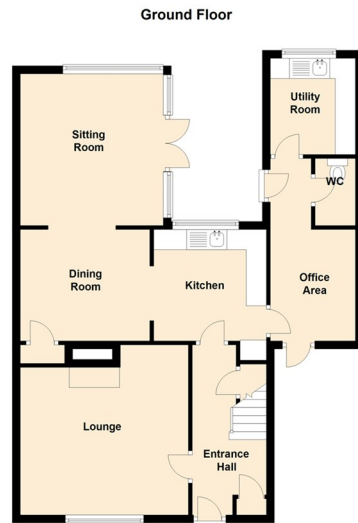
- Three Bedrooms
- Extended
- Additional Sitting Room
- Separate Utility Room
- Downstairs WC
- Freehold
- A Must See
- Call 0191 236 2070





We offer for sale this well presented three bedroom semi detached property located within Hazlerigg. The property must be viewed to appreciate the accommodation on offer and briefly comprises:- hallway, lounge, modern kitchen, separate dining room, additional sitting room, downstairs WC, office area and a utility room. To the first floor there are three bedrooms and a family bathroom. The property benefits from gas central heating and double glazing. Externally there is a garden to the rear with lawn and a driveway to the front providing off street parking. Viewings come highly recommended. Please call 0191 236 2070 to arrange yours or for more information.





The difference between house and home

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Lounge 13'10" x 13'8" (4.22 x 4.17)

Kitchen 9'1" x 9'2" (2.77 x 2.80)

Dining Room 9'1" x 10'6" (2.77 x 3.21)

Sitting Room 12'4" x 11'7" (3.77 x 3.55)

Office Area 14'10" x 6'11" (4.53 x 2.11)

Utility Room 7'10" x 6'11" (2.39 x 2.11)

Bedroom One 12'5" x 6'6" (3.81 x 2.00)

Bedroom Two 11'5" x 13'8" (3.50 x 4.17)

Bedroom Three 9'0" x 7'11" (2.75 x 2.42)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	71	
(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		

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

Gosforth 0191 236 2070
 Newcastle 0191 284 4050
 Forest Hall 0191 605 3134
 High Heaton 0191 270 1122
 Low Fell 0191 487 0800
 Tynemouth 0191 257 2000
 Whitley Bay 0191 251 3000
 Property Management Centre 0191 236 2680



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