



Melness Road Hazlerigg

- Well appointed end link house
- Three bedrooms
- Southerly facing garden
- Large dining kitchen
- UPVC double glazing
- Access to local shops, amenities and transport links

Guide Price **£ 140,000**

0191 284 7999
12 Gosforth Shopping Centre, Gosforth, NE3 1JZ

ROOK
MATTHEWS
SAYER

www.rookmatthewssayer.co.uk
gosforth@rmsestateagents.co.uk

Melness Road, Hazlerigg

A well appointed three bedroom end link house set back from the road with southerly facing garden and garage. The property is ideally suited for a first time buyer and is well positioned for access to local shops, amenities and transport links.

The property comprises entrance hallway with staircase leading to the first floor. There is a sitting room to the front together with large dining kitchen to the rear. To the first floor are three bedrooms together with a bathroom/shower. Externally to the rear is an enclosed southerly facing garden together with an attached garage. There is a lawned garden to the front. The property also benefits from UPVC double glazing and gas fired central heating via combination boiler.

ENTRANCE DOOR LEADS TO: ENTRANCE HALL

Double glazed entrance door, staircase to first floor.

SITTING ROOM 13'10 x 11'11 (4.22 x 3.63m)

Double glazed window to front, radiator, laminate flooring.

DINING KITCHEN 16'11 X 10'8 (5.16 x 3.25m)

Single drainer sink unit, built in electric oven, built in gas hob, extractor hood, space for automatic washer, tiled splash back.

FIRST FLOOR LANDING

Access to roof space, built in cupboard, combi boiler.

BEDROOM ONE 11'6 x 9'7 (3.51 x 2.92m)

Double glazed window to front, radiator.

BEDROOM TWO 9'7 x 8'11 (2.92 x 2.72m)

Double glazed window to rear, built in cupboard, radiator.

BEDROOM THREE 8'3 x 6'11 (to include bulkhead) (2.51 x 2.11m)

Double glazed window to front, radiator.

BATHROOM/W.C.

Three piece suite comprising: panelled bath, pedestal wash hand basin, low level WC; part tiled walls, tiled floor, heated towel rail, double glazed frosted window to rear.

FRONT GARDEN

Laid mainly to lawn.

REAR GARDEN

Decked patio, double timber gate.

GARAGE

Detached, up and over door.

PRIMARY SERVICES SUPPLY

Electricity: Main
Water: Main
Sewerage: Main
Heating: Gas
Broadband: Cable
Mobile Signal Coverage Blackspot: No
Parking: Garage

TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: "A to G / N/A"

EPC RATING: "A to G"

GS00014819.DJ.PC.17/01/24.V.1

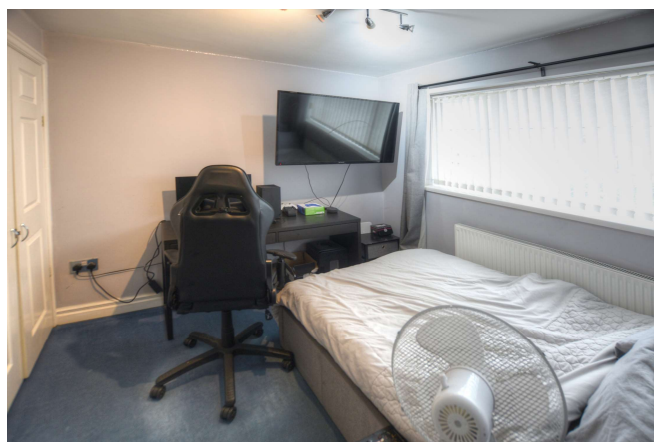
Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

16 Branches across the North-East



Melness Road, Hazlerigg



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

16 Branches across the North-East

