



Benwell Grange Road, Hodgkin Park, Newcastle upon Tyne NE15 6RN

Offers Over: £150,000

Available for sale is this semi detached house located in Hodgkin Park. The accommodation to the ground floor briefly comprises of hallway, dining room leading to lounge, kitchen and outhouse. To the first floor is a landing, three bedrooms and bathroom. Externally, there is a driveway, together with gardens to the front and rear.

The property is situated close to local public transport routes to and from Newcastle city centre, the MetroCentre, and easy access to the A1 and A69.

Early viewing is recommended.

Council Tax Band: A
EPC Rating: TBC





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1

Semi Detached House

Lounge Leading to Dining Room

Three Bedrooms

Driveway & Gardens

For any more information regarding the property please contact us today

Hallway

Stairs to first floor landing. Radiator.

Dining Room

11' 11" max x 10' 11" into bay (3.63m x 3.32m)
Double glazed bay window to the front. Radiator. Opens into lounge.

Lounge 14' 9" x 11' 11" max (4.49m x 3.63m)

French door to the rear. Radiator.

Kitchen 11' 3" x 8' 0" (3.43m x 2.44m)

Double glazed window to the rear. Sink/drainage. Electric hob. High gloss units. Integrated electric oven. Integrated microwave. Extractor hood. Door to outhouse. Radiator.

Outhouse 25' 2" x 6' 3" (7.66m x 1.90m)

Plumbed for washing machine. Doors to the front and rear.

First Floor Landing

Frosted double glazed window to the side.

Bedroom One 12' 5" x 12' 4" (3.78m x 3.76m)

Double glazed window to the front. Radiator.

Bedroom Two

11' 5" x 11' 3" into wardrobe (3.48m x 3.43m)

Double glazed window to the rear. Fitted wardrobe. Radiator.

Bedroom Three 8' 11" x 7' 10" (2.72m x 2.39m)

Double glazed window to the front. Storage cupboard. Loft access. Radiator.

Bathroom 8' 6" x 6' 2" (2.59m x 1.88m)

Frosted double glazed window to the side. Shower cubicle. Panelled bath. Vanity wash hand basin. Low level WC. Heated towel rail.

External

Driveway. Gardens to the front and rear.

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PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Gas
Broadband: ADSL
Mobile Signal Coverage Blackspot: No
Parking: Driveway

The property benefits from double glazing throughout.

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

RESTRICTIONS AND RIGHTS

Listed? No
Conservation Area? No
Restrictions on property? No
Easements, servitudes or wayleaves? No
Public rights of way through the property? No

RISKS

Flooding in last 5 years: No
Risk of Flooding: Zone 1
Any flood defences at the property: No
Coastal Erosion Risk: Low
Known safety risks at property (asbestos etc...): No

BUILDING WORKS

Any known planning permissions or proposals in the immediate locality: No
Outstanding building works at the property: No

ACCESSIBILITY

This property has no accessibility adaptations.

TENURE

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.

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EPC – To Follow

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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.



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