



Winder Drive | Hazlerigg | NE13 7FU

Offers Over £235,000

Viewing comes recommended on this modern 3 bedroom semi detached house located within the popular Havannah Park development. The property benefits from a generous garden to the rear, ample off street parking with electric charging point, ground floor WC, and en suite to master bedroom. It is well positioned for access to the A1 motorway and Newcastle International airport. The property may be available with no onward chain.

Briefly comprising to the ground floor entrance hallway with WC. There is a sitting room to the front with good kitchen diner to the rear with French doors leading to the rear garden. To the first floor are 3 bedrooms with the master benefitting from fitted cupboards and en suite shower room. There also family bathroom. Externally to the rear is a generous garden with decked patio area. To the front is a double width paved driveway with electric car charging point.

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1



2

Modern semi detached house

3 bedrooms

En suite to master bedroom

Generous garden to the rear

**Ample off street parking with
electric charging point**

**Well positioned for access to
the A1 motorway**

For any more information regarding the property please contact us today

ENTRANCE DOOR LEADS TO:

ENTRANCE HALL

Double glazed entrance door, radiator.

W.C.

Low level WC, pedestal wash hand basin, part tiled walls, extractor fan, radiator.

SITTING ROOM 13'6 x 11'1 (4.11 x 3.38m)

Double glazed window to front, staircase to first floor, two radiators.

DINING KITCHEN 15'6 x 11'3 (4.72 x 3.43m)

Fitted with a range of wall and base units, 1 ½ bowl sink unit, built in electric oven, built in gas hob, space for automatic washer, integrated fridge and freezer, wall mounted combination boiler, radiator, double glazed French doors.

BEDROOM ONE 11'3 x 8'2 (plus doorway) (3.43 x 2.49m)

Double glazed window to rear, two built in cupboards, access to roof space, radiator.

EN SUITE SHOWER ROOM

Three piece suite comprising: step in shower cubicle, wash hand basin, low level WC, part tiled walls, extractor fan, radiator.

BEDROOM TWO 10'0 x 8'7 (3.05 x 2.62m)

Double glazed window to front, radiator.

BEDROOM THREE 6'11 x 6'9 (2.11 x 2.06m)

Double glazed window to front, radiator.

FAMILY BATHROOM

Three piece suite comprising: panelled bath, wash hand basin, low level WC, part tiled walls, radiator, extractor fan.

FRONT

Double width block paved driveway, electric car charger.

REAR GARDEN

Laid mainly to lawn, paved area, gravelled area, decked patio area.

T: 0191 284 7999

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PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: Driveway

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.

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

Management Chargers: £TBC - Review Period: TBC - Increase Amount: TBC

COUNCIL TAX BAND: C

EPC RATING: B

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Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	84 B	
69-80	C		
55-68	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



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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