



Collier Gardens | Hazlerigg | NE13 7FS

**£200,000**

An immaculate larger style 2 bedroom semi detached house occupying a pleasant cul-de-sac position within the sought after Havannah Park development. The property benefits from a fully integrated kitchen, ground floor WC, 2 double bedrooms, landscaped garden and driveway and is ideally suited for a first time buyer. It is well positioned for access to the A1 motorway as well as Newcastle International airport. Kingston Park is a short distance away.

Briefly comprising entrance hallway with WC and staircase to the first floor. There is a fully integrated kitchen together with large sitting room with French doors leading to the rear garden. To the first floor are 2 double bedrooms one of which has fitted wardrobes. There is also a family bathroom with shower.

Externally to the rear is a landscaped garden with storage shed with lawned garden to the front with driveway and electric power point. Additional features include gas fired central heating and UPVC double glazing.

ROOK  
MATTHEWS  
SAYER



2



1



1

**Larger style semi detached house**

**Cul-de-sac position**

**2 double bedrooms**

**Fully integrated kitchen**

**Landscaped garden**

**Ideally suited for a first time  
buyer**

For any more information regarding the property please contact us today

**ENTRANCE DOOR LEADS TO:  
ENTRANCE HALL**

Double glazed entrance door, staircase to first floor, radiator.

**W.C.**

Double glazed window, low level WC, pedestal wash hand basin, extractor fan, radiator.

**LOUNGE 15'7 x 13'4 (max) (4.75 x 4.06m)**

Double glazed French door to rear garden, understairs cupboard, two radiators.

**KITCHEN 11'7 x 6'6 (3.53 x 1.98m)**

Fitted with a range of wall and base units, 1 ½ bowl sink unit, integrated fridge, freezer, dishwasher and washing machine, built in electric oven, built in gas hob, extractor hood, double glazed window.

**FIRST FLOOR LANDING**

Double glazed window, access to roof space via loft ladder (partially boarded)

**BEDROOM ONE 13'4 x 10'0 (4.06 x 3.05m)**

Double glazed window to front, built in cupboard housing combination boiler, radiator.

**BEDROOM TWO 11'4 x 9'10 (3.45 x 3.00m)**

Double glazed window, fitted wardrobes, radiator.

**FAMILY BATHROOM**

Three piece suite comprising: panelled bath with shower over, wash hand basin, low level WC, part tiled walls, heated towel rail, extractor fan.

**FRONT GARDEN**

Lawned area, driveway, electric power point.

**REAR GARDEN**

Laid mainly to lawn, patio, fenced boundaries, garden shed.

**T: 0191 284 7999**

[gosforth@rmsestateagents.co.uk](mailto:gosforth@rmsestateagents.co.uk)

ROOK  
MATTHEWS  
SAYER







### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: TBC

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

**COUNCIL TAX BAND: B**

**EPC RATING: B**

GS00015855.DJ.PC.25.09.25.V.1

Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



T: 0191 284 7999

gosforth@rmsestateagents.co.uk

ROOK  
MATTHEWS  
SAYER