



Hodgkin Park Road, Newcastle upon Tyne NE15 6RJ

**Offers Over: £155,000**

For sale with no chain is this semi detached house, located in Benwell. The accommodation to the ground floor briefly comprises of hallway, lounge and kitchen. Accessed externally from the front and rear is an additional room providing versatile space, and is plumbed for water. To the first floor is a landing, three bedrooms and bathroom. Externally, there is a driveway to the front and garden to the 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

**RMS** | Rook  
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**Semi Detached House****No Chain****Three Bedrooms****Star It Driveway****Rear Garden****Popular Location****For any more information regarding the property please contact us today****Hallway**

Understairs storage cupboard. Radiator.

**Lounge 10' 7" x 10' 9" (3.22m x 3.27m)**

Double glazed bay window to the front. Radiator.

**Kitchen 17' 2" x 14' 7" (5.23m x 4.44m)**

Double glazed window to the rear. French door to the rear. Sink/drainer. Electric hob. Extractor hood. Integrated microwave. Integrated electric oven. Radiator.

**Additional Room 15' 0" x 6' 7" (4.57m x 2.01m)**

Access externally from the front and rear. Storage cupboard. Spotlights.

**First Floor Landing**

Frosted double glazed window to the side.

**Bedroom One 11' 3" x 12' 4" (3.43m x 3.76m)**

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

**Bedroom Two 11' 4" x 12' 5" (3.45m x 3.78m)**

Double glazed window to the front. Radiator.

**Bedroom Three 8' 9" x 7' 11" (2.66m x 2.41m)**

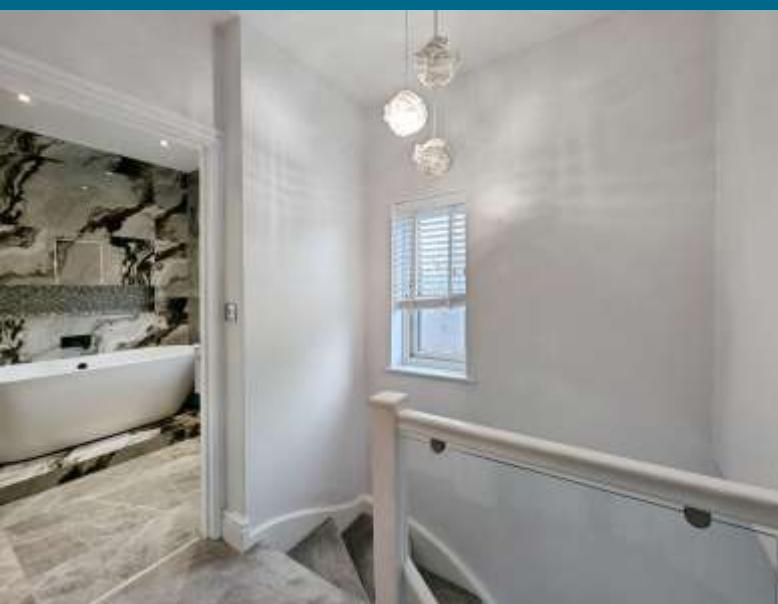
Double glazed window to the front. Storage cupboard. Radiator.

**Bathroom 7' 9" x 6' 0" (2.36m x 1.83m)**

Frosted double glazed window to the side. Free standing bath. Vanity wash hand basin. Low level WC. Spotlights.

**External**

Driveway to the front. Garden to the rear.



#### PRIMARY SERVICES SUPPLY

Electricity: Mains  
Water: Mains  
Sewerage: Mains  
Heating: Gas  
Broadband: Fibre  
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.

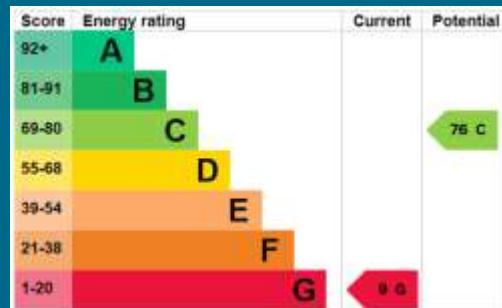
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