



Melock Court | Hazlerigg | NE13 7BH

**£150,000**



3



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Mid link house

Three bedrooms

South facing garden

Garage

Modern fixtures and fittings

Local shops, amenities and  
transport links

**RMS** | Rook  
Matthews  
Sayer

A traditional three bedroom mid link house occupying a pleasant position within this residential walkway. The property is ideally suited for a young family or first time buyer and benefits from a range of modern fixtures and fittings together with dining kitchen, southerly facing garden and garage. Additional modern features include UPVC double glazing and gas fired central heating via combination boiler. There are local shops, amenities and transport links nearby and the A1 motorway is a short distance away.

#### ENTRANCE PORCH

Part glazed entrance door, windows to the front and sides and a courtesy light.

#### ENTRANCE HALL

Staircase to the first floor and a radiator.

#### LOUNGE 14'2 x 11'11 (4.32m x 3.63m)

Double glazed window to the front, feature fireplace, coving to ceiling and a radiator.

#### DINING KITCHEN 17'4 x 10'7 (5.28m x 3.22m)

Fitted with a range of wall and base units, one and a half bowl sink unit, built in electric oven, built in gas hob, extractor hood, space for automatic washing machine, integrated dishwasher, tiled splash back, laminate flooring, radiator, double glazed window to the rear, double glazed door to the rear and double glazed patio door.

#### FIRST FLOOR LANDING

Access to the roof space and built in cupboard housing combi boiler.

#### BEDROOM ONE 12'0 x 9'8 (3.66m x 2.95m)

Double glazed window to the front, built in cupboard and a radiator.

#### BEDROOM TWO 10'3 x 8'9 (3.12m x 2.67m)

Double glazed window to the rear, fitted wardrobes and a radiator.

#### BEDROOM THREE 8'4 into recess x 7'7 (2.54m x 2.31m)

Double glazed window to the front, built in wardrobe and a radiator.

#### BATHROOM

Three piece suite comprising: panelled bath with electric shower over, low level wc, part tiled walls, heated towel rail and double glazed frosted window to the rear.

#### FRONT GARDEN

Mainly gravelled.

#### REAR GARDEN

Southerly facing, mainly paved with lawned area, fenced boundaries and gated access.

#### GARAGE

Detached with light and power points.

#### PRIMARY SERVICES SUPPLY

Electricity: Mains  
Water: Mains  
Sewerage: Mains  
Heating: Mains Gas  
Broadband: TBC  
Mobile Signal Coverage Blackspot: No  
Parking: Garage and Off Street Parkin

#### 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

Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.

999 years from 1971 (944 years remaining)

Ground Rent: £20 per annum - Review Period: TBC - Increase

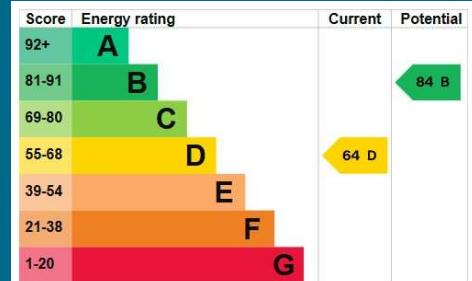
Amount: TBC

Service Charge: N/A

#### COUNCIL TAX BAND: B

#### EPC RATING: D

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