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DOLPHIN VILLAS, HAZLERIGG, NEWCASTLE UPON TYNE, NE13

Offers Over £240,000

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Well-presented three-bedroom semi-detached home situated in Hazlerigg, Newcastle Upon Tyne, offering a practical layout with generous living space and a substantial rear garden.

The property includes a spacious dual-aspect living room alongside an open-plan kitchen/dining room with internal access to the attached garage. There are three bedrooms and a family bathroom, with built-in storage available within two of the bedrooms.

Externally, the property benefits from off-street parking and an enclosed rear garden with lawn and patio areas.

Situated within the popular residential area of Hazlerigg, the property benefits from convenient access to local shops, schools, and everyday amenities. Good road and public transport links provide straightforward access into Newcastle city centre, Gosforth, and surrounding areas, whilst nearby access to the A1 offers connectivity further afield. The property is likely to appeal to a range of buyers, including families, first-time buyers, and professionals seeking a well-connected location.

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The internal accommodation comprises: an entrance porch opening into a welcoming hallway with stairs leading up to the first floor, providing access to the spacious living room on the left-hand side and the open-plan kitchen/dining room on the right.

The living room extends the full depth of the property and benefits from dual aspect windows, including a bay window to the front and doors opening out to the rear garden, allowing for plenty of natural light throughout the space. The open plan kitchen/dining room is arranged with the dining area positioned to the front and the kitchen set to the rear, fitted with a range of wall and base units alongside integrated appliances. The kitchen also provides internal access to the attached garage, which offers additional storage space and room for laundry appliances.

The first-floor landing gives access to three bedrooms and the family bathroom. The main bedroom and second bedroom are both comfortable doubles and benefit from built-in storage, whilst the third bedroom provides a versatile single room suitable for a child's bedroom, dressing room or home office. The bathroom is fitted with a white suite, including a bath with a shower over, a WC, and a wash hand basin, with full tiling and an additional storage cupboard completing the space.

Externally, the property benefits from a block-paved driveway to the front, providing off-street parking alongside access to the attached garage. To the rear, there is a generous enclosed garden which is predominantly laid to lawn with a patio seating area positioned directly outside the rear doors, creating a practical outdoor space for relaxing or entertaining.



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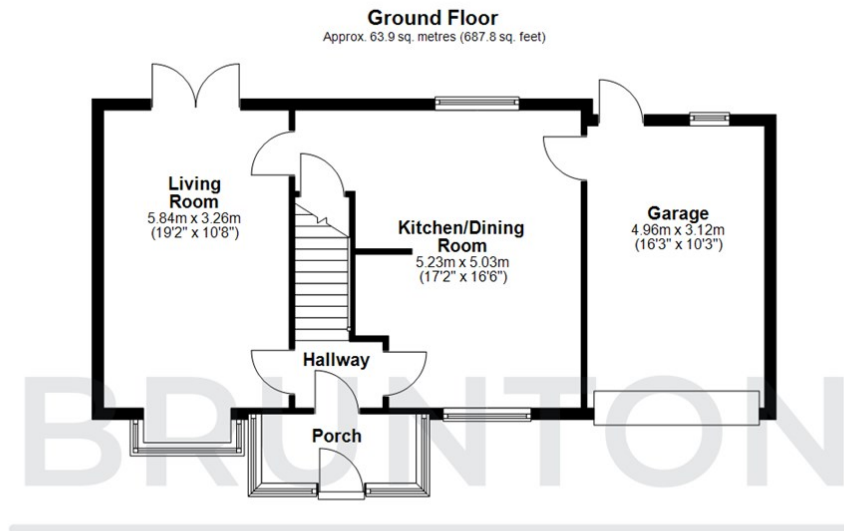
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TENURE : Freehold

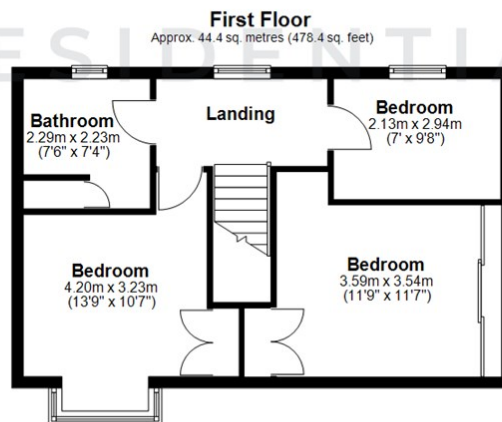
LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : B

EPC RATING :



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Total area: approx. 108.3 sq. metres (1166.2 sq. feet)

All measurements are approximate and are for illustration only.
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	