



Four Bedroom Semi-Detached Family Home with West Facing Rear Gardens! This extended, semi-detached family home is ideally located on the west backing side of Teesdale Gardens, High Heaton. Teesdale Gardens, situated close to excellent local schooling is well placed to provide easy access to Paddy Freeman's Park and is also a stones-throw from the Freeman Hospital. Tucked just off Dovedale Gardens, it provides perfect family accommodation with Jesmond Dene only a short walk away, it also provides access to the cafés, shops and transport links of Newton Road.

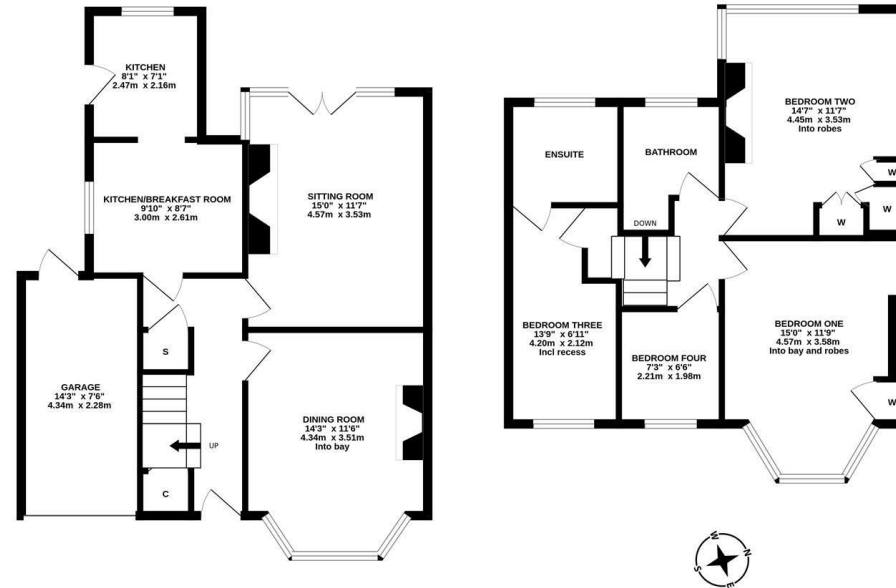
Boasting over 1,200 Sq ft, the accommodation briefly comprises: entrance hall with under-stairs and landing storage cupboards and stairs to first floor; sitting room with hardwood flooring, feature fireplace and French doors leading out to the rear garden; dining room with walk in bay and feature fireplace; kitchen breakfast room with spot lighting, open to kitchen with a range of fitted units, work surfaces, spot lighting and side door access out to the garden. The split level first floor landing gives access to; bedroom one with walk in bay and wardrobe storage; bedroom two with feature fireplace and fitted wardrobe storage; bedroom three with an en-suite shower room, complete with three piece suite; bedroom four; family bathroom complete with four piece suite including a free standing bath and spot lighting. Externally, a patterned concrete driveway to the front with a lawned garden area and access to the 14ft garage. To the rear, an enclosed west facing garden laid mainly to lawn with a mixture of mature planting, a paved pathway with steps down to the lawn, a separate decked seating area and fenced boundaries. Early viewings are advised to appreciate this great family home.

Extended Semi-Detached Family Home | 1,243 Sq ft (115.5m<sup>2</sup>) | Four Bedrooms | 1,243 Sq ft (115.5m<sup>2</sup>) | Sitting Room | Dining Room | Kitchen Breakfast Room | Kitchen | Family Bathroom & En-Suite Shower Room | 14ft Garage | Driveway & Front Garden | Enclosed West Facing Rear Garden | GCH | Freehold | Council Tax Band C | EPC: Tbc



GROUND FLOOR  
660 sq.ft. (61.3 sq.m.) approx.

1ST FLOOR  
584 sq.ft. (54.2 sq.m.) approx.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Offers Over £320,000**

**IMPORTANT NOTE:** These particulars and the descriptions and measurements herein do not constitute representation and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.

