



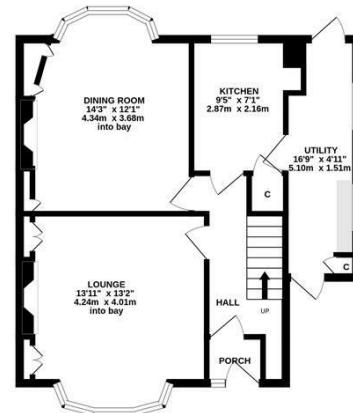
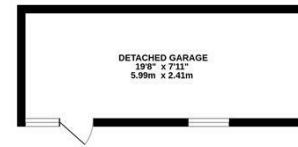
With a west facing rear garden, detached garage and no onward chain! Positioned on an enviable corner plot and priced to reflect modernisation, this three bedroom semi-detached home is ideally located on Cleveland Gardens, High Heaton. Cleveland Gardens, situated close to excellent local schooling is 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 and also provides access to the cafés, shops and transport links of Newton Road.

The accommodation briefly comprises: entrance porch through to entrance hall with stairs to first floor; lounge with walk in bay, fireplace and fitted alcove storage; dining room with walk in bay and fitted alcove storage; kitchen with fitted units, work surfaces and separate under-stairs storage; 16ft utility room with dual windows, storage cupboard and both front and rear access. The first floor landing gives access to three bedrooms, bedrooms one and two both comfortable doubles with walk in bays, bedroom one also with fitted alcove storage; bedroom three with fitted sliding door wardrobe storage; bathroom with separate WC. Externally, mature gardens to both front and rear, laid mainly to lawn with a mixture of mature planting including flowers, trees and shrubs, further to the rear, a driveway and a 19ft detached garage, both providing off-street parking. Offered to the market with no onward chain, early viewings are advised to avoid disappointment!

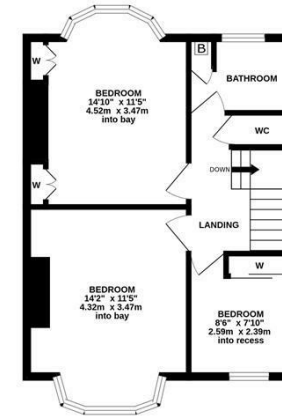
Semi-Detached Family Home | Priced to Reflect Modernisation | 1,161 Sq ft (107.9m²) | Three Bedrooms | Lounge | Dining Room | Kitchen | Utility Room | Bathroom with Separate WC | Mature Front & Rear Gardens | Detached 19ft Garage & Driveway | Freehold | Council Tax Band C | EPC: D



GROUND FLOOR
705 sq. ft. (65.5 sq.m.) approx.



1ST FLOOR
456 sq. ft. (42.4 sq.m.) approx.



TOTAL FLOOR AREA: 1161 sq. ft. (107.9 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 £260,000

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