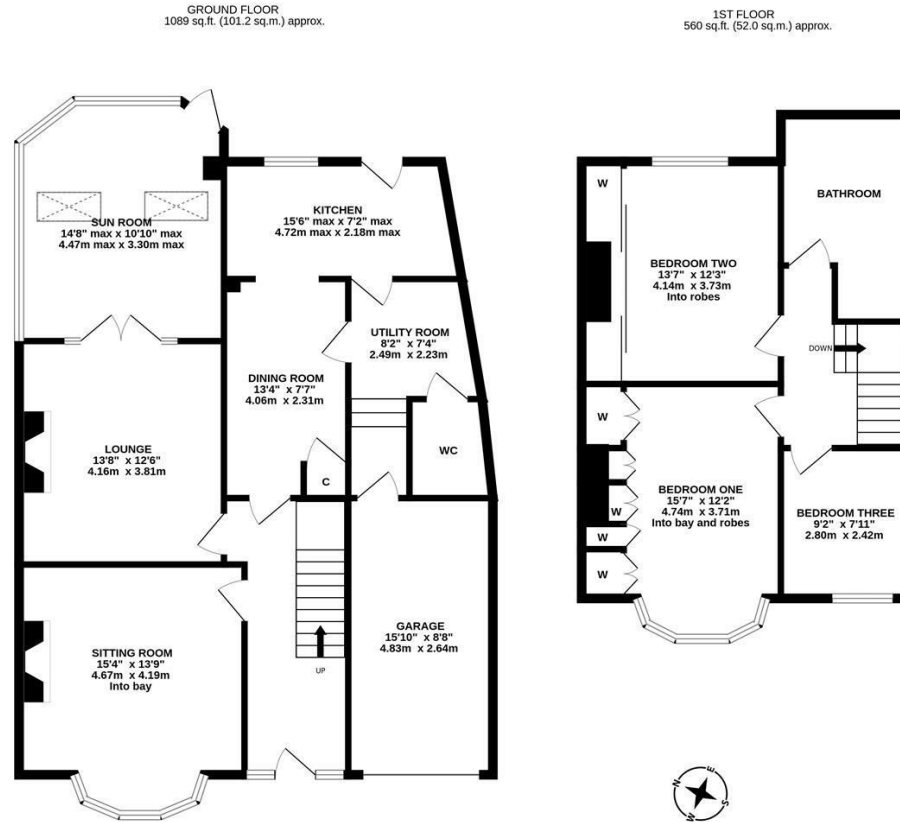




NO ONWARD CHAIN! This three bedroom semi-detached family home is ideally located on Kirkstone Gardens, High Heaton. Kirkstone Gardens, dangerously close to Dean and Daniella's restaurant is well situated close to excellent local schooling, close to Paddy Freeman's Park and is also a stones-throw from the Freeman Hospital. Tucked just off both Cotswold Gardens and Hambledon Gardens, it provides perfect family accommodation with Jesmond Dene only a short walk away.

Boasting almost 1,650 Sq ft, the accommodation briefly comprises: entrance hall with stairs to first floor; sitting room with walk in bay and feature fireplace; lounge with French doors and feature fireplace; dining room with under-stairs storage cupboard, open to kitchen with fitted units and work surfaces with rear door access to the garden; utility room; downstairs WC; sun room with dual aspect windows sky lights and rear door access to the garden; integral garage measuring close to 16ft. The first floor landing gives access to three bedrooms, bedrooms one and two both comfortable doubles with fitted wardrobe storage, bedroom one also with walk in bay; generous family bathroom complete with three piece suite and spot lighting. Externally, a block paved front driveway providing off-street parking, leading to the integral garage. To the rear, an enclosed garden laid mainly to lawn with paved areas and a mixture of mature planting. Offered to the market with no onward chain, early viewings are advised!

Three Bedroom Semi-Detached | 1,649 Sq ft (153.2m²) | Sitting Room | Lounge | Dining Room to Kitchen | Utility Room | Downstairs WC | Sun Room | Generous Family Bathroom | Integral Garage | Front Driveway | Enclosed Rear Garden | GCH & DG | Freehold | Council Tax Band C | EPC: Tbc



TOTAL FLOOR AREA: 1649 sq.ft. (153.2 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplans 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 £335,000

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.

