



Cloverdale Gardens, High Heaton
Offers in excess of £285,000

**JACK
HARRISON
ESTATES**

A FANTASTIC 3 BEDROOM SEMI DETACHED FAMILY HOME SITUATED WITHIN CLOSE PROXIMITY OF AMENITIES INCLUDING THE FREEMAN HOSPITAL, PADDY FREEMANS PARK AND CRAGSIDE PRIMARY SCHOOL.

The accommodation comprises: entrance hall, lounge, dining room, breakfasting kitchen, utility and ground floor WC.

To the first floor there are 3 bedrooms and a family bathroom/WC. Additional benefits include gas central heating and double glazing. Externally, there are gardens to the front and rear and an attached garage.

Entrance hall: Double glazed entrance door, oak floor, staircase to first floor, understairs cupboard and double radiator.

Lounge: 13'8 x 12'2 into alcoves: Double glazed window to the front, oak floor, alcoves and television point.

Dining room: 20'0 x 11'3 into alcoves: Double glazed French doors to the garden, oak floor, television point, alcoves and 2 double radiators.

Breakfasting kitchen: 16'2 x 15'0: Fitted with work surfaces, breakfast bar, single bowl sink unit, integrated dishwasher, 2 double radiators, double glazed window to the rear and a double glazed door to the garden.

Utility: Built in cupboard, space for washing machine and door to the garage.

WC: Low level WC, wash hand basin.

First floor landing: Double glazed window to the side, carpet and access to the roof space via ladder.

Bedroom 1: 15'2 x 11'0 into alcoves: Double glazed window to the front, alcoves, carpet and double radiator.

Bedroom 2: 13'0 x 10'5: Double glazed window to the rear, hardwood floor, alcoves and double radiator.

Bedroom 3: 10'8 x 7'8: Double glazed bay window to the front, carpet and double radiator.

Bathroom/WC: 6'0 x 8'5: 3 piece suite comprising a panelled bath with shower over, low level WC and hand basin. Tiled floor and heated towel rail.

Rear garden: Mainly gravelled with a decked patio and fenced boundaries.

