



Heathdale Gardens, High Heaton
Offers in excess of £250,000

**JACK
HARRISON
ESTATES**

OCCUPYING A CORNER PLOT OF THE MUCH SOUGHT AFTER HEATHDALE GARDENS, HIGH HEATON, THIS WELL APPOINTED AND TASTEFULLY EXTENDED 3 BEDROOM END OF TERRACE FAMILY HOME.

The property is conveniently situated for access to several amenities including Cragside Primary School, Paddy Freeman's Park and The Freeman Hospital.

The accommodation comprises: Entrance hall, lounge, dining room, conservatory, breakfasting kitchen, utility room and ground floor WC. To the first floor there are 3 bedrooms and a shower room/WC.

Additional benefits include gas central heating and double glazing.

Externally, there is a double driveway to the front and gardens to the front and rear.

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

WC: Double glazed window to the side, low level WC, extractor fan.

Lounge: 14'5 into bay x 13'3: Double glazed bay window to the front, alcoves, log burning stove, television point, dado rail, laminate floor and double radiator.

Dining room: 9'6 x 10'1: Tiled floor, dado rail, radiator and double glazed patio door to the conservatory.

Conservatory: 11'5 x 8'3: Double glazed windows to the rear and side, laminate floor and double glazed French doors to the garden.

Breakfasting kitchen: 6'8 x 16'2: Fitted with a range of wall and base units, work surfaces, 1 1/2 bowl sink unit, built in oven and hob, extractor hood, integrated dishwasher, breakfast bar, part tiled walls, double glazed window to the side and double glazed door to the rear.

Utility: 7'1 x 6'1: Work surfaces, space for washing machine, vent for dryer, radiator and double glazed window to the side.

First floor landing: Double glazed window to the side, carpet.

Bedroom 1: 12'5 x 9'5: Double glazed window to the front, fitted wardrobes, alcoves, television point, carpet, radiator and access to the roof space via loft ladder.

Bedroom 2: 8'9 x 11'3: Double glazed window to the rear, fitted wardrobes, radiator and laminate floor.

Bedroom 3: 8'9 x 8'2: Double glazed window to the front, carpet and radiator.

Shower room/WC: White 3 piece comprising a step in shower cubicle with rainfall shower, wash hand basin and WC. Tiled walls, tiled floor, heated towel rail and double glazed frosted window to the rear.

Front garden: Decorative paved garden and paved double driveway.

Rear garden: Mainly paved with a decked patio, log shed, green house, summer house and fenced boundaries.

