



Cornel Road, High Heaton
Offers in excess of £155,000

**JACK
HARRISON
ESTATES**

A SUPERB 2 BEDROOM GROUND FLOOR FLAT SITUATED ON THE HIGHLY DESIRABLE CORNEL ROAD, HIGH HEATON WITHIN CLOSE PROXIMITY OF AMENITIES INCLUDING SAINSBURYS SUPERMARKET, THE FREEMAN HOSPITAL AND PADDY FREEMAN'S PARK.

The well appointed accommodation comprises: Entrance hall, lounge, kitchen, 2 double bedrooms and a luxury bathroom.wc.

Externally there is a garden to the front and a south facing private garden to the rear.

Entrance hall: Double glazed entrance door, laminate floor, radiator.

Lounge: 14'1 into bay x 12'6 into alcoves: Double glazed bay window to the front, alcoves, laminate floor, telephone point, television point, coving to ceiling, feature fireplace, double radiator.

Kitchen: 12'7 x 11'5: Fitted with a range of wall and base units, work surfaces, built in electric oven, built in gas hob, extractor hood, space for washing machine, part tiled walls, tiled floor, built in cupboard, combination boiler, double radiator, double glazed window to the side, double glazed door to the rear.

Bedroom 1: 12'3 x 10'3: Double glazed window to the front, laminate floor, television point and radiator.

Bedroom 2: 12'0 x 9'2: Double glazed window to the rear, built in wardrobe, laminate floor, feature fireplace and radiator.

Bathroom/wc: 8'1 x 5'5: White 3 piece suite comprising a panelled bath with rainfall shower, wash hand basin and low level wc. Part tiled walls, tiled floor, heated towel rail and a double glazed frosted window to the front.

Front garden: Mainly gravelled.

Rear garden: South facing. Laid mainly to lawn with a paved patio, greenhouse and fenced boundaries.

