



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



- WEST FACING REAR GARDEN
- 3 Bedrooms
- Open plan living/dining kitchen
- Front garden
- Driveway to the front & attached garage

**JACK
HARRISON
ESTATES**

61, Swaledale Gardens, High Heaton, NE7 7TB

A VIEWING COMES STRONGLY RECOMMENDED ON THIS FANTASTIC 3 BEDROOM SEMI DETACHED FAMILY HOME SITUATED ON THE HIGHLY DESIRABLE SWALEDALE GARDENS, HIGH HEATON. The property is conveniently situated for access to a wealth of local amenities including Sainsburys Supermarket, the outstanding (Ofsted) Cragside School and The Freeman Hospital. The beautifully appointed accommodation comprises; entrance porch, entrance hall, lounge and a stunning open plan living/dining kitchen (installed October 2015). To the 1st floor there are 3 bedrooms and a family bathroom/wc (installed February 2018). Additional benefits include gas central heating via combination boiler (Installed 2013, still under warranty) and UPVC double glazing. Externally, there is a garden to the front & a WEST facing garden to the rear, a double block paved driveway to the front and an attached, good size garage.



Entrance porch: Entrance door with stained glass window and laminate floor.

Entrance Hall: Entrance door, staircase to the first floor, under stairs cupboard, radiator and laminate floor.

Cloakroom: Stained glass window and carpet.

Lounge: 15'8 (into bay) x 11'7 (into alcove): Double glazed bay window to the front, alcoves, television point, double radiator and carpet.

Open plan living/dining kitchen: 16'2 x 19'1 (into alcove): Fitted with a range of wall & base units, work surfaces, 1 ½ bowl sink unit, built in electric oven, built in gas hob, extractor hood, breakfast bar, double radiator, door to garage, double glazed window to the rear, alcoves, integral dishwasher, LED spotlights, built in original cabinet and double glazed French doors to the rear.

First floor landing: Double glazed window to the side, dado rail, picture rail and carpet.

Bedroom 1: 15'8 (into bay) x 10'2: Double glazed bay window to the front, fitted wardrobes with sliding doors, cupboards over, access to roof space via loft ladder, coving to ceiling, double radiator and carpet.

Bedroom 2: 14'5 (into bay) x 10'1: Double glazed bay window to the rear, fitted wardrobe with the sliding doors, cupboards over, coving to ceiling, radiator and carpet.

Bedroom 3: 8'3 x 7'2: Double glazed window to the front, picture rail, radiator and carpet.

Bathroom/WC: White 3 piece suite comprising panelled bath with mains shower over, pedestal hand wash basin, low level W.C., part tiled walls, heated towel rail, airing cupboard, double glazed frosted window to the side.

Front garden: Laid mainly to lawn and a block paved driveway.

Rear garden (west facing): Laid mainly to lawn, paved area and fenced boundaries.

Garage: Attached.



**JACK
HARRISON
ESTATES**

162 Newton Road, High Heaton NE7 7HP

0191 2846676

jack@jackharrisonestates.co.uk

jackharrisonestates.co.uk