



Cotswold Gardens, High Heaton
Offers in excess of £300,000

**JACK
HARRISON
ESTATES**

AVAILABLE WITH NO ONWARD CHAIN THIS BEAUTIFULLY PRESENTED 3 BEDROOM SEMI DETACHED FAMILY HOME SITUATED ON THE HIGHLY DESIRABLE COTSWOLD GARDENS, HIGH HEATON.

The property is conveniently positioned for access to a wealth of local amenities including Paddy Freemans Park, The Freeman Hospital and David Lloyd Fitness Centre.

The impressive accommodation comprises: Entrance hall, lounge, dining room, kitchen, utility room and ground floor WC. To the first floor there are 3 bedrooms, a bathroom and a separate WC.

Additional benefits include gas central heating via combination boiler and double glazed windows.

Externally, there is a driveway to the front, a south facing rear garden and an attached garage.

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

WC: Double glazed window to the rear, WC, wash hand basin, radiator, tiled walls and tiled floor.

Lounge: 15'4 into bay x 12'6 into alcoves: Double glazed bay window to the front, 2 radiators, fitted gas fire, alcoves, carpet and coving to ceiling.

Sitting room: 16'1 x 12'6 into alcoves: Double glazed bay window to the rear, 2 radiators, electric fire, alcoves, coving to ceiling, 3 solid built in cabinets, carpet.

Kitchen: 8'7 x 6'4: Fitted with a range of wall and base units, single bowl sink unit, part tiled walls, understairs cupboard, radiator and double glazed window to the rear.

Utility: 7'0 x 8'5: Work surfaces, sink unit, space for washing machine, vent for dryer, double glazed window to the rear, door to the garage and double glazed door to the rear.

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

Bedroom 1: 16'1 into bay x 9'3: Double glazed bay window to the front, fitted wardrobes, coving to ceiling, radiator and carpet.

Bedroom 2: 12'9 x 9'4: Double glazed window to the rear, fitted wardrobes, fitted dressing table, coving to ceiling, carpet and radiator.

Bedroom 3: 8'6 x 7'7: Double glazed window to the front, built in wardrobes, carpet and radiator.

Bathroom: White 2 piece suite comprising a tiled bath with shower over and wash hand basin. Airing cupboard housing the combi boiler and a double glazed frosted window to the side.

WC: Low level WC, tiled walls and double glazed frosted window to the side.

Front garden: Paved driveway.

Rear garden: Laid mainly to lawn with a paved patio, garden shed, flower, tree and shrub borders, and fenced boundaries.

