



Southlands, High Heaton
Offers in excess of £350,000

**JACK
HARRISON
ESTATES**

*** RARE TO THE MARKET ***

AVAILABLE WITH NO UPPER CHAIN THIS OUTSTANDING 3 BEDROOM SEMI DETACHED FAMILY HOME SITUATED ON THE HIGHLY DESIRABLE SOUTHLANDS, HIGH HEATON.

The property is conveniently positioned for access to a wealth of amenities including The Freeman Hospital, Jesmond Dene and Paddy Freeman's Park.

The accommodation comprises: Entrance hall, lounge, a living/dining kitchen, utility room 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: Entrance door with stained glass window, staircase to first floor, understairs cupboard, telephone point and laminate floor.

WC: Low level WC, hand basin and radiator.

Lounge: 14'0 into bay x 12'2 into alcoves: Double glazed bay window to the front, fitted gas fire, alcoves, coving to ceiling, ceiling rose, television point, telephone point and carpet.

Living/dining kitchen: 12'9 x 26'5 into alcoves: Fitted with a range of wall and base units, work surfaces, integrated fridge/freezer, integrated dishwasher, breakfast bar, Belfast sink, television point, single and double radiators, log burning stove, spotlights, laminate floor, double glazed window to the rear and double glazed door to the rear garden.

Utility: 11'0 x 7'5: Combi boiler, double glazed window to the side, radiator and door to the garage.

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

Bedroom 1: 12'7 x 10'4 into alcoves: Double glazed window to the front, feature fireplace, alcoves, coving to ceiling, television point, carpet and radiator.

Bedroom 2: 12'4 x 10'4 into alcoves: Double glazed window to the rear, feature fireplace, alcoves, coving to ceiling, television point, carpet and radiator.

Bedroom 3: 9'0 x 7'10: Double glazed window to the front, carpet and radiator.

Bathroom/WC: 7'9 x 7'5: White 4 piece suite comprising a roll top bath, step in shower cubicle with rainfall shower, hand basin and WC. Heated towel rail, part tiled walls and double glazed frosted window to the side.

Front garden: Driveway with electric car charge point.

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

Garage: Attached.

