



Teesdale Gardens, High Heaton
Offers in excess of £340,000

**JACK
HARRISON
ESTATES**

VIEWING COMES STRONGLY RECOMMENDED ON THIS OUTSTANDING 4 BEDROOM SEMI DETACHED FAMILY HOME OCCUPYING A CORNER PLOT ON THE HIGHLY DESIRABLE TEESDALE GARDENS, HIGH HEATON.

The property is conveniently situated for access to a wealth of amenities including The Freeman Hospital, Cragside School and Paddy Freeman's Park. The beautifully appointed accommodation comprises: Entrance porch, entrance hall, lounge, living/dining kitchen, bedroom and utility room/ground floor WC. To the first floor, there are a further 3 bedrooms and a family bathroom/WC. Externally, there are gardens to the front, side and rear, a driveway and a detached garage.

Entrance porch: Double glazed entrance door, hardwood floor.

Entrance hall: Entrance door, built in cloaks cupboard, double radiator and staircase to first floor.

Utility/WC: Double glazed window to the side, WC, hand basin, heated towel rail, spotlights, combi boiler and laminate floor.

Lounge: 13'4 into bay x 12'1 into alcoves: Double glazed bay window to the front, alcoves, log burning stove, coving to ceiling, ceiling rose, radiator and carpet.

Living/dining kitchen: 28'9 x 13'1: Fitted with a range of wall and base units, work surfaces, 1 1/2 bowl sink unit, built in electric oven and gas hob, extractor hood, space for dishwasher, log burning stove, double radiator, hardwood floor, coving to ceiling, spotlights and double glazed French doors to the garden.

Bedroom 4: 11'6 x 8'9: Double glazed window to the front, coving to ceiling, carpet and radiator.

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

Bedroom 1: 15'0 into bay x 10'8 into alcoves: Double glazed bay window to the front, alcoves, carpet and radiator.

Bedroom 2: 12'0 x 10'9: Double glazed window to the rear, coving to ceiling, carpet and radiator.

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

Bathroom/WC: 7'9 x 7'7: White 3 piece suite comprising a panelled bath with shower over, hand basin and WC. Tiled floor, part tiled walls, heated towel rail, airing cupboard, spotlights, radiator and double glazed frosted window to the side.

