



Melville Grove, High Heaton
Offers in excess of £350,000

**JACK
HARRISON
ESTATES**

AVAILABLE WITH NO UPPER CHAIN THIS TASTEFULLY EXTENDED 4 BEDROOM SEMI DETACHED FAMILY HOME SITUATED ON THE HIGHLY DESIRABLE MELVILLE GROVE, HIGH HEATON.

The property is conveniently positioned for access to an abundance of amenities including The Freeman Hospital, Jesmond Dene and David Lloyd Fitness Centre.

The generously proportioned accommodation comprises: Entrance porch, entrance hall, WC, lounge, dining room and kitchen. To the first floor, there are 4 bedrooms and a family bathroom/WC.

Additional benefits include gas central heating and double glazing.

Externally, there are gardens to the front and rear, a driveway to the front and an integral garage.

Entrance porch: Double glazed entrance door, windows to the front & sides.

Entrance hall: Entrance door, double glazed window to the side, staircase to first floor, understairs cupboard, carpet and radiator.

WC: WC, wash hand basin, tiled walls.

Lounge: 15'0 into bay x 11'9 into alcoves: Double glazed bay window to the front, alcoves, coving to ceiling, carpet and double radiator.

Dining room: 15'0 into bay x 11'0 into alcoves: Double glazed bay window to the rear, alcoves, coving to ceiling, double radiator and carpet.

Kitchen: 7'7 x 7'3: Fitted with a range of wall and base units, work surfaces, single bowl sink unit, part tiled walls, door to the garage and a double glazed window to the rear.

First floor landing: Double glazed window to the rear, carpet.

Bedroom 1: 15'2 into bay x 10'7 into alcoves: Double glazed bay window to the front, alcoves, carpet and radiator.

Bedroom 2: 15'0 into bay x 10'7: Double glazed bay window to the rear, built in wardrobes, carpet and radiator.

Bedroom 3: 11'6 x 7'7: Double glazed bay window to the front, built in wardrobes, carpet and radiator.

Bedroom 4: 10'8 x 8'8: Double glazed window to the front, built in wardrobes, carpet and radiator.

Shower room/WC: 7'7 x 7': Three piece suite comprising a step in shower cubicle, hand basin and WC. Tiled walls, airing cupboard housing the combi boiler, double radiator and double glazed frosted window to the side.

Front garden: Laid with shrubs and perennials. Driveway.

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

Garage: Integral.

