



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

**JACK
HARRISON
ESTATES**

AVAILABLE WITH NO UPPER CHAIN THIS FANTASTIC 4 BEDROOM SEMI DETACHED FAMILY HOME SITUATED ON THE HIGHLY DESIRABLE PATERDALE GARDENS, HIGH HEATON.

The property is conveniently located for access to an array of amenities including Cragside Primary School, Paddy Freemans Park and The Freeman Hospital.

The well appointed accommodation comprises: Entrance porch, entrance hall, lounge, dining room, dining kitchen and ground floor WC. To the first floor there are 4 bedrooms, a family bathroom/WC and a separate shower room/WC. Additional benefits include gas central heating via combination boiler and double glazing.

Externally, there is a double driveway to the front, a good size garden to the rear and an integral garage.

Entrance porch: Double glazed entrance door, double glazed windows to the front and side, oak floor.

Entrance hall: Double glazed entrance door, double glazed window to the front, staircase to the first floor, radiator and oak floor.

Lounge/dining room: 25'0 x 12'2: Double glazed windows to the front and rear, alcoves, coving to ceiling, single and double radiators, and carpet.

Open plan dining kitchen: 18'1 x 18'4: Fitted with a range of wall and base units, work surfaces, single bowl sink unit, built in electric oven and gas hob, extractor hood, integrated dishwasher, 2 skylights, combi boiler, single and double radiators, oak flooring, double glazed window to the rear, door to the garage and double glazed French doors to the garden.

First floor landing: Carpet, built in cupboard and access to the roof space via loft ladder.

Bedroom 1: 11'4 x 10'4 into alcoves: Double glazed window to the front, 2 built in cupboards, alcoves, carpet and radiator.

Bedroom 2: 10'7 x 10'8: Double glazed window to the rear, built in cupboard, carpet and radiator.

Bedroom 3: 8'9 x 8'2: Double glazed window to the front, radiator and laminate floor.

Bedroom 4: 14'0 x 8'4: Double glazed window to the front, carpet and double radiator.

Bathroom/WC: 5'6 x 7'8: White 3 piece suite comprising a panelled bath with rainfall shower over, WC and hand basin. Heated towel rail, spotlights, extractor fan and double glazed frosted window to the rear.

Shower room: 5'3 x 7'2: White 3 piece suite comprising a step in shower cubicle, WC and hand basin. Heated towel rail, extractor fan, spotlights and double glazed frosted window to the rear.

Front garden: Paved driveway with space for 3 cars and an electric car charging point.

Rear garden: West facing, laid mainly to lawn with a paved patio, garden shed and fenced boundaries.

Garage: Integral.

