



Longridge Avenue, Cochrane Park
Offers in excess of £275,000

**JACK
HARRISON
ESTATES**

A WELL APPOINTED 3 BEDROOM SEMI DETACHED FAMILY HOME SITUATED ON THE HIGHLY DESIRABLE LONGRIDGE AVENUE, COCHRANE PARK.

The property is located within close proximity of an abundance of amenities including Sainsbury's Supermarket, Cragside Primary School and The Freeman Hospital as well as routes to both the the Coast and the City Centre.

The accommodation comprises: Entrance hall, lounge, dining room, breakfasting kitchen and 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, a driveway and an attached garage.

Entrance hall: Double glazed entrance door, staircase to first floor, telephone point, carpet and radiator.

WC: WC, hand basin, extractor fan and radiator.

Lounge: 15'6 into bay x 11'8 into alcoves: Double glazed bay window to the front, fitted gas fire, television point, coving to ceiling, alcoves, carpet and single and double radiators.

Dining room: 12'6 x 11'8 into alcoves: Fitted gas fire, alcoves, double radiator, coving to ceiling, carpet and double glazed door to the rear garden.

Breakfasting kitchen: 11'10 x 14'6: Fitted with a range of wall and base units, work surfaces, single bowl sink unit, built in electric oven and induction hob, integrated fridge/freezer, integrated dishwasher, combi boiler, understairs cupboard, double radiator, double glazed window to the rear and a double glazed door to the rear garden.

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

Bedroom 1: 15'4 into bay 8'7: Double glazed bay window to the front, fitted wardrobes, carpet and radiator.

Bedroom 2: 12'2 x 8'3: Double glazed window to the rear, fitted wardrobes, carpet and double radiator.

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

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

Front garden: Lawned garden and driveway.

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

Garage: Attached.

