



Buckthorne Grove, High Heaton
Offers in excess of £155,000

**JACK
HARRISON
ESTATES**

A STUNNING 2 BEDROOM FIRST FLOOR FLAT OCCUPYING A CORNER PLOT OF THE HIGHLY DESIRABLE BUCKTHORNE GROVE, HIGH HEATON.

The beautifully appointed accommodation comprises: Entrance hall, lounge, kitchen, 2 double bedrooms and shower room/WC. Additional benefits include gas central heating via combination boiler and double glazing.

Externally, there is a good size garden to the front of the property.

Entrance hall: Double glazed entrance door, staircase to first floor, carpet.

First floor landing: Access to roof space, telephone point, carpet and radiator.

Lounge: 14'9 into bay x 14'5 into alcoves: Double glazed bay window to the side, alcoves, coving to ceiling, electric fire, television point, double radiator and carpet.

Kitchen: 11'5 x 9'0 into alcoves: Fitted with a range of wall and base units, work surfaces, 1 1/2 bowl sink unit, built in electric oven, built in electric hob, extractor hood, space for washing machine, LED under cabinet lighting, alcoves, part tiled walls, radiator and double glazed window to the side.

Bedroom 1: 12'5 x 12'8: Double glazed window to the side, coving to ceiling, carpet and double radiator.

Bedroom 2: 12'0 x 10'1 into alcoves: Double glazed window to the front, built in cupboard, alcoves, coving to ceiling, picture rail, radiator and carpet.

Shower room/WC: 8'4 x 5'4: White 3 piece suite comprising a step in shower cubicle with rainfall shower, low level WC and wash hand basin. Heated towel rail, part tiled walls, extractor fan and double glazed frosted window to the side.

Front garden: Laid mainly to lawn.

