



Birchwood Avenue, High Heaton  
**Offers in excess of £125,000**



- SUPERB UPPER FLOOR FLAT
- HIGHLY DESIRABLE LOCATION
- 2 double bedrooms
- Entrance hall
- Generous private garden to the rear

**JACK  
HARRISON  
ESTATES**

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10, Birchwood Avenue, High Heaton, NE7 7PQ

**A SUPERB 2 BEDROOM UPPER FLAT SITUATED ON THE HIGHLY DESIRABLE GREYSTONES ESTATE, HIGH HEATON.** The property is located within easy reach of amenities including Sainsbury's Supermarket, Paddy Freeman's Park and The Freeman Hospital. The well-appointed accommodation comprises; entrance hall, lounge, kitchen, 2 double bedrooms and a family bathroom/wc. Additional benefits include gas central heating and double glazing. Externally, there is a generous private garden to the rear.

**Entrance hall:** Double glazed entrance door and staircase to the first floor.

**Lounge/Dining room: 14'8 (into bay) x 14'5 (into alcoves):** Double glazed bay window to the front, fitted gas fire, alcoves, telephone point, television point, coving to ceiling, radiator and carpet.

**Kitchen: 11'5 x 9'0:** Fitted with a range of wall & base units, work surfaces, single drainer sink unit, space for automatic washer, part tiled walls, built in cupboard, combination boiler, double radiator, double glazed window to the side, coving to ceiling and laminate flooring.

**First floor landing:** Access to roof space via loft ladder and double radiator.

**Bedroom 1: 12'8 x 12'0:** Double glazed window to the front, coving to ceiling, double radiator, and carpet.

**Bedroom 2: 11'10 x 9'4:** Double glazed window to the rear, built in cupboard coving to ceiling, double radiator, and carpet.

**Bathroom/WC: 8'6 x 5'2:** White 3-piece suite comprising paneled with electric shower over, pedestal wash hand basin, low level w.c., tiled walls, radiator, double glazed frosted window to the side and tiled flooring.

**Rear Garden:** Mainly graveled, paved area and fenced boundaries.



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