



## 22 Dimbula Gardens Cochrane Park, Heaton, NE7 7RS

\*\*\*\* THIS HOME WAS ORIGINALLY £265,000 NOW £250,000 \* REDUCED BY £15,000 \*\*\*\*

\*\* FOUR BEDROOM SEMI DETACHED HOUSE \*\* TWO BATHROOMS \*\* OFF STREET PARKING \*\*

SOUTHERLY ASPECT REAR GARDEN \*\* CLOSE TO LOCAL AMENITIES & EXCELLENT ROAD LINKS \*\*

CONSERVATORY \*\* IDEAL FAMILY HOME \*\* CHAIN FREE \*\* FREEHOLD \*\* COUNCIL TAX BAND C \*\*

ENERGY RATING C \*\*

**Offers Over £250,000**

# 22 Dimbula Gardens

Cochrane Park, Heaton, NE7 7RS



- Four Bedroom Semi Detached House
- Southerly Aspect Rear Garden
- Chain Free
- Two Bathrooms
- Close To Local Amenities
- Freehold - Council Tax Band C
- Conservatory
- Off Street Parking
- Energy Rating C

## Hallway

Double glazed entrance door, wood flooring, stairs to the first floor landing, radiator.

## Lounge

12'7" x 12'4" + bay (3.86 x 3.78 + bay)

Double glazed bay window, wall mounted electric fire, radiator.

## Kitchen

18'10" x 7'0" (5.75 x 2.15)

Fitted with a range of wall and base units with work surfaces over, integrated oven and hob, sink unit and integrated dishwasher. Tile effect flooring, radiators, open to conservatory.

## Conservatory

11'1" x 8'1" (3.39 x 2.47)

Double glazed windows, sliding patio doors leading out to the rear garden, tile effect flooring.

## Ground Floor Bedroom

11'8" x 8'1" (3.58 x 2.47)

Double glazed window, laminate flooring, radiator.

## En-Suite Shower/WC

5'6" x 2'11" (1.69 x 0.89)

Comprising; shower cubicle, WC and wall mounted wash hand basin. Part tiled walls, tiling to floor.

## Landing

Double glazed window, access to bedrooms and bathroom.

## Bedroom 1

12'1" x 11'3" + bay (3.69 x 3.45 + bay)

Double glazed bay window, radiator.

## Bedroom 2

11'2" x 8'4" (3.41 x 2.56)

Double glazed window, radiator.

## Bedroom 3

6'6" x 6'5" (1.99 x 1.96)

Double glazed window, radiator.

## Bathroom

7'4" x 4'6" (2.24 x 1.39)

Comprising bath with shower head attachment, WC and wash hand basin. Double glazed window, tiling to walls and floor, radiator.

## External

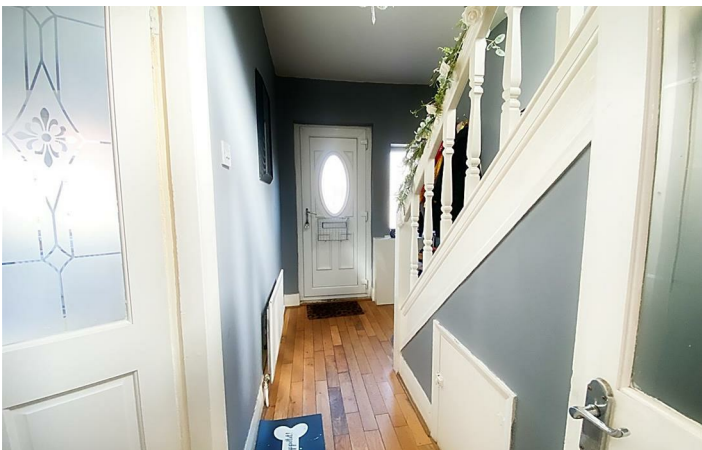
Externally there is a garden to the

front together with space for off street parking and access to a storage area. The rear garden has a southerly aspect and is mostly laid to lawn together with a paved patio area.

## Internet Connectivity

<https://www.openreach.com/broadband-network/fibre-availability>



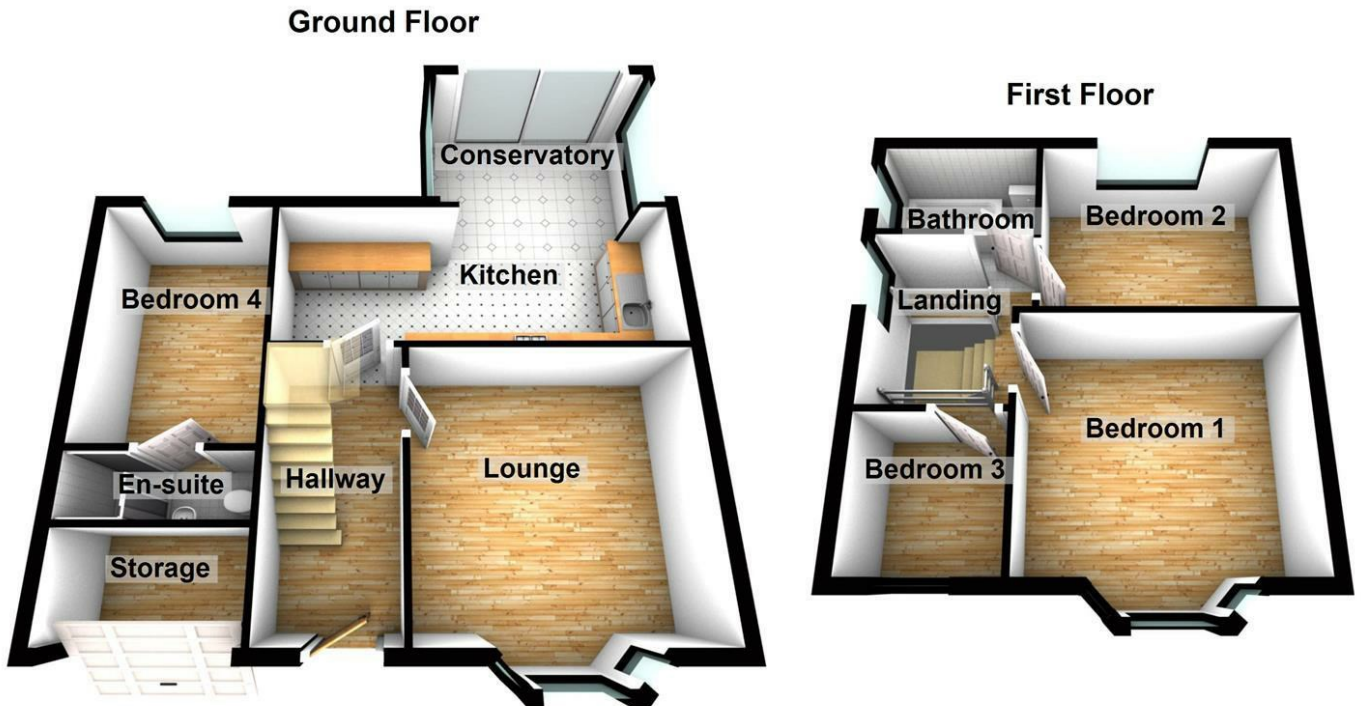








## Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C		69	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	