



## 35 Coast Road

High Heaton, Newcastle Upon Tyne, NE7 7RN

\*\* THREE BEDROOM SEMI DETACHED \*\* SOUGHT AFTER LOCATION \*\* TWO RECEPTION ROOMS \*\*

\*\* FREEHOLD \*\* CLOSE TO SCHOOLS, TRANSPORT LINKS AND LOCAL AMENITIES \*\*

\*\* GARAGE \*\* GARDENS TO FRONT AND REAR \*\* UTILITY ROOM \*\* STORE ROOMS \*\*

\*\* ENERGY RATING D \*\* COUNCIL TAX BAND C \*\*

**Offers Over £230,000**



- Three Bedroom Semi Detached House
- Sought After Location
- Garage To Rear

- Gardens to Front and Rear
- Utility Room and Store Room
- Great Family Home
- Council Tax Band C
- Energy Rating D
- Freehold

#### Porch

Entrance porch with access to inner hallway

#### Inner Hallway

Radiator, Stairs to first floor

#### Lounge

15'2" x 13'4" into bay (4.64 x 4.08 into bay )

Double glazed bay window, Radiator, coving to ceiling, doors opening to dining area

#### Dining Area

13'0" x 11'11" (3.97 x 3.64)

Radiator, fireplace, coving to ceiling, patio doors leading to rear garden

#### Kitchen

9'4" x 5'0" (2.87 x 1.54 )

Double glazed window, radiator, Range of floor and wall units with countertops, sink, gas hob with overhead extractor hood, built in electric oven. Cupboard

#### Store Room 1

4'4" x 11'4" (1.34 x 3.46 )

currently used as store room

#### Store Room 2

7'0" x 5'7" (2.14 x 1.72)

Extra storage room currently housing fridge and freezer

#### Utility Room

8'5" x 7'4" (2.58 x 2.25 )  
Plumbed for washing machine and tumble dryer. Previously part of garage door to back garden,

#### Landing

Access to bedrooms, bathroom and loft.

#### Bedroom 1

11'2" x 10'4" (3.42 x 3.15 )

Double Glazed window, radiator, coving to ceiling.

#### Bedroom 2

10'11" x 8'7" (3.33 x 2.64)

Double Glazed window, radiator

#### Bedroom 3

8'0" x 7'1" (2.46 x 2.17 )

Double glazed window, radiator

#### Bathroom

8'3" x 4'6" (2.53 x 1.39 )

Two double glazed windows, ladder style radiator, bath with overhead shower, wash hand basin and WC.

#### Garage

At rear of property.

#### External

There is a walled garden to front laid mainly with slabs and to the rear there is a lawn with patio area.

#### Material Information

#### BROADBAND AND MOBILE:

At the time of marketing we believe this information is correct, for further information please visit <https://checker.ofcom.org.uk>

Broadband: Highest available

Speeds: Download: 1800 Mbps

Upload: 1000 Mbps

Indoor Mobile: EE>Limited Three>

Limited 02>Limited Vodafone>Likely

Outdoor Mobile: EE>Likely Three>

Likely 02>Likely Vodafone>Likely

We recommend potential purchasers contact the relevant suppliers before proceeding to purchase the property.

#### FLOOD RISK:

Yearly chance of flooding:

Rivers and the sea: Very low.

Surface water: Very low.

#### CONSTRUCTION:

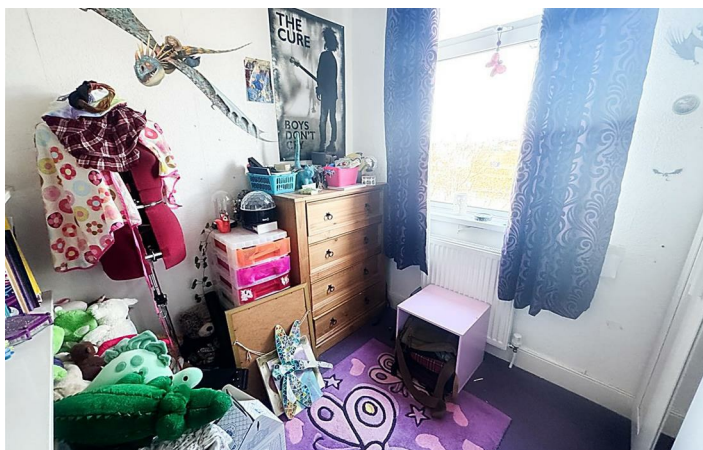
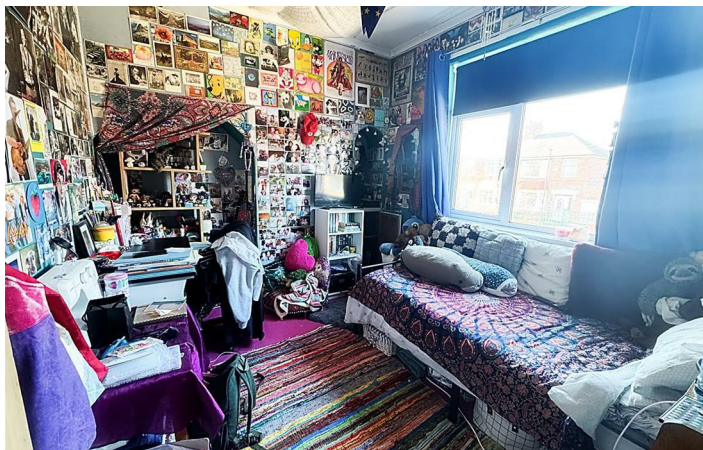
Traditional

This information must be confirmed via our surveyor.



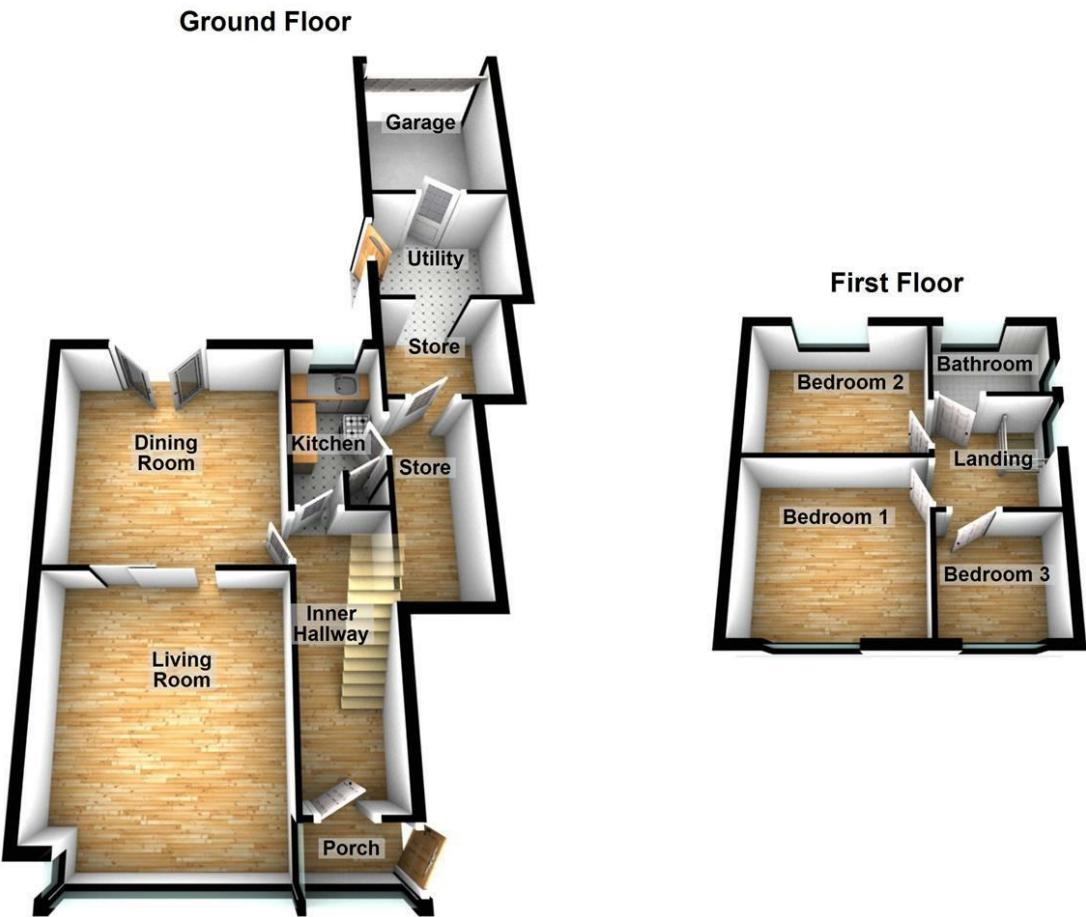








Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	<div>60</div>	<div>79</div>
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 