



3



1



2

- 3 Bed Semi Detached House
- Dining Room with French Doors
- Bathroom/WC with Shower
- A Great Family House

- Sought After Residential Area
- Fitted Kitchen
- Attached Garage

- Lounge with Fireplace & Bay
- Breakfast Room/Utility
- Front & Rear Gardens

A three bedroomed semi detached house, in a sought after residential location, ideal for the family purchaser. With gas fired central heating and sealed unit double glazing, the Entrance Porch leads to the Reception Hall, with understair cupboard. The focal point of the Lounge is a coal effect real flame gas fire within an attractive surround. There is a bay to the front, and an archway to the Dining Room, with French doors to the rear garden. The Kitchen is fitted with wall and base units with sink unit, concealed extractor over cooker area, shelved pantry, plumbing for a dishwasher and central heating boiler. The Breakfast/Utility Room has plumbing for a washer and a door to the rear. Stairs lead from the hall to the First Floor Landing. Bedroom 1 has a bay to the front. Bedroom 2 is to the rear. Bedroom 3 is to the front and is fitted as a study, with desk, shelving, storage cabinets and shelving. The Bathroom/WC has a low level wc, pedestal wash basin, panelled bath with mains shower over, screen and storage cupboard. The Garage is attached with an up and over.

Externally, the Front Garden is paved and gravelled with hedge to the front and driveway to the garage. The Rear Garden has a patio and lawn, with a collection and plants and shrubs to the borders.

Slingsby Gardens is pleasantly situated within Cochrane Park, a long established and sought after part of High Heaton. Well place





Energy Performance: Current C Potential B
Council Tax Band: C

2024
WINNERS

ESTAS

Verified reviews from our clients

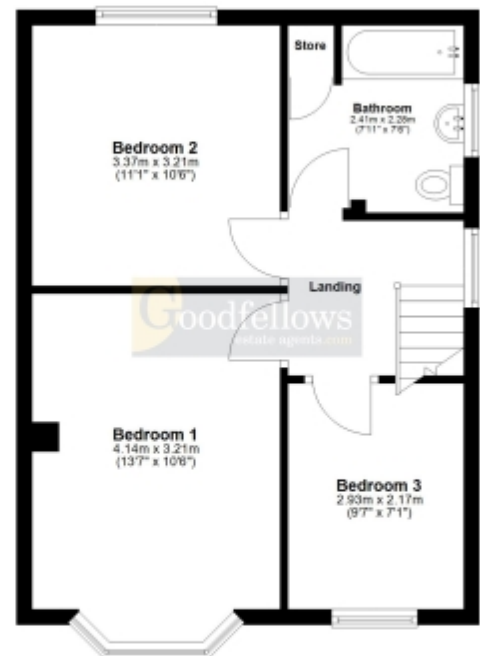
Ground Floor

Approx. 64.7 sq. metres (696.4 sq. feet)



First Floor

Approx. 42.4 sq. metres (455.9 sq. feet)



Total area: approx. 107.0 sq. metres (1152.3 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The Plan is for illustrative purposes only.
Version 1

Plan produced using PlanUp.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

These particulars do not constitute or form part of an offer nor may they be regarded as representative. All interested parties must themselves verify their accuracy. It is not company policy for any gas, oil or electrical appliances to be tested and purchasers must satisfy themselves as to their working order. Measurements are approximate, floor plans are not to scale and are for illustration purposes only.