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- 3 Bedroom Semi Detached House
- Great Low Maintenance Garden
- Gas Central Heating
- EPC TBC

- Open Plan Lounge Diner
- Popular Residential Location
- Sealed Unit Double Glazed Windows

- Driveway Parking for 3 Cars
- Nearby Shops
- Council Tax Band A

3 bedroom semi detached house benefitting from gas central heating and sealed unit double glazed windows. Briefly comprising of an Entrance Porch with Porcelain tiled flooring, Internal Hallway with laminate flooring and stairs to the first floor and a storage cupboard. Open plan Lounge Diner with dual aspect window to the front and patio doors to the rear, feature marble fireplace and laminate flooring. Kitchen with wall and base units, work top surfaces, sink and drainer unit, Porcelain riled flooring, gas cooker point, plumbed for washing machine, tiled splash back, door to rear garden. First floor landing which has a loft hatch with pull down ladders to a boarded out loft. Shower Room which has a walk in shower with and electric shower, low level w/c, vanity units with a wash hand basin. Wall and ceiling panels with inset spotlights, heated towel rail. Bedroom 1 has sliding door mirrored wardrobes and laminate flooring, Bedroom 2 has also has sliding door mirrored wardrobes and laminate flooring. Bedroom 3 also has laminate flooring.

Externally there is a resin driveway giving off street parking for 3 cars and Astroturf, gate access to the side. To the rear the is a low maintenance enclosed garden with Astroturf, resin area and an insulated summer house with power and light.

High Heaton is a sought after residential area, well placed for local amenities including schools and conveniently placed for road and public transport links into the city, the coast and other surrounding areas.





Energy Performance: Current D Potential C
Council Tax Band: A
Distance to Cragside Primary School: 0.3 miles
Distance to Chillingham Road Metro: 1.0 miles
Distance to City Centre: 2.3 miles

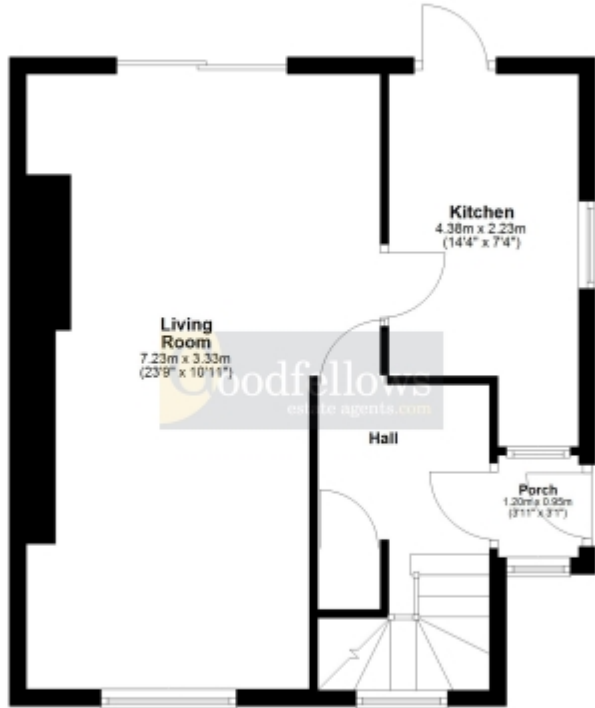
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Verified reviews from our clients

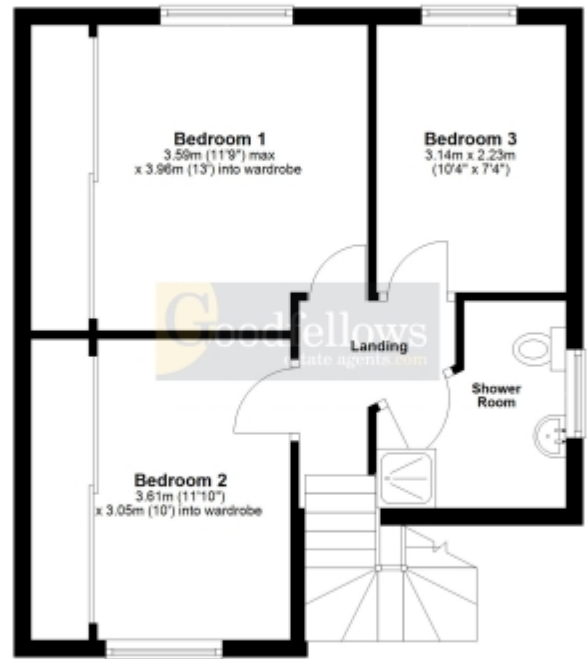
Ground Floor

Approx. 45.3 sq. metres (487.7 sq. feet)



First Floor

Approx. 40.6 sq. metres (437.2 sq. feet)



Total area: approx. 85.9 sq. metres (924.9 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		
69-80	C		74 C
55-68	D	66 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.