



3



1



2

- 3 Bedroom Semi Detached House
- Driveway and Garage
- Popular Residential Location
- EPC E

- 3 Reception Rooms
- Lawned Garden to the Rear
- Nearby Shops & Bus Routes

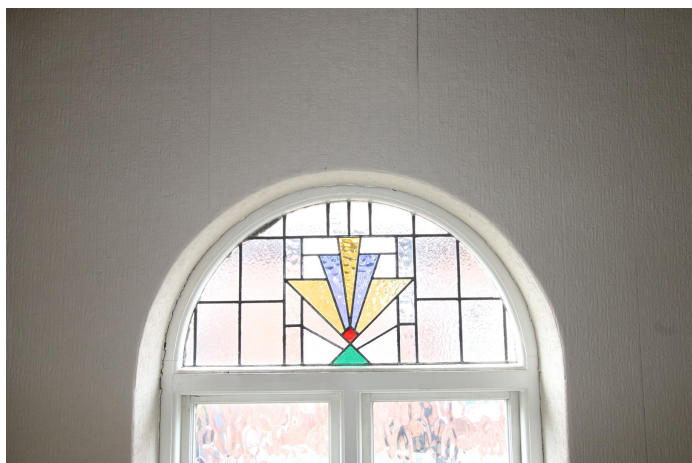
- No Upper Chain Involved
- In Need of Updating
- Council Tax Band C



3 bedroom semi detached house in need of some updating, with no upper chain involved. Briefly comprising of an Entrance Hallway with a storage cupboard and stairs to the first floor. Lounge with a bay window to the front aspect an sliding doors leading to the Dining Room which is to the rear aspect and has a wall mounted gas fire. Study to the rear aspect with a storage cupboard. Kitchen with wall and base unit, work top surfaces, double stainless steel sink, electric oven and gas hob, door to rear garden and door to the garage. First floor Landing with a feature window which has a leaded light op panel, Bathroom with a panelled bath which has an electric shower over, tiled splash back, storage cupboard housing the water tank. Separate W/C with a low level w/c. Bedroom 1 has a bay window to the front aspect, Bedroom 2 is to the rear aspect, Bedroom 3 is to the front aspect.

Externally to the front there is a lawned garden and a driveway leading to a single garage via double doors. To the rear there is a lawned garden.

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 E Potential C  
Council Tax Band: C

Distance to Four Lane Ends Metro: 0.7 miles  
Distance to Craggside Primary: 0.3 miles

Distance to City Centre: 3.1 miles

2024  
WINNERS

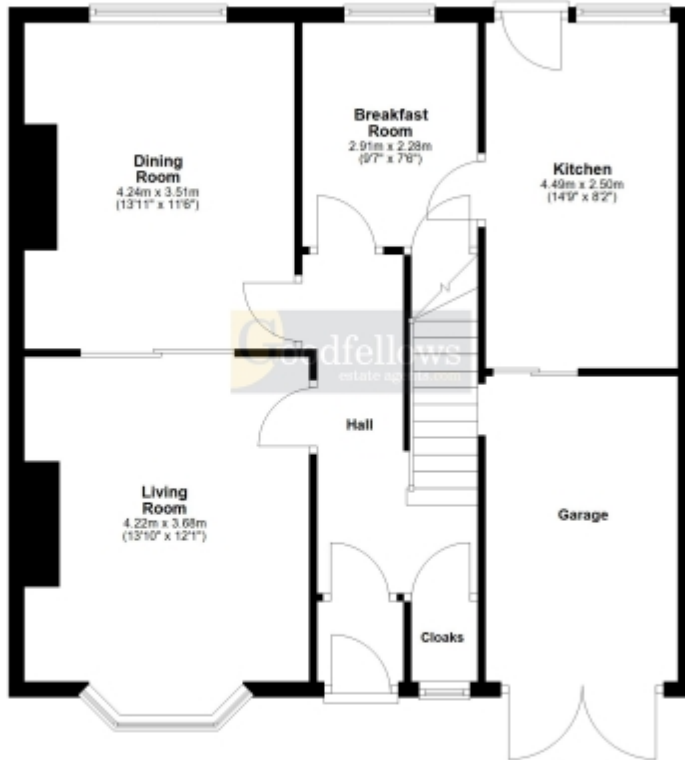
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Verified reviews from our clients



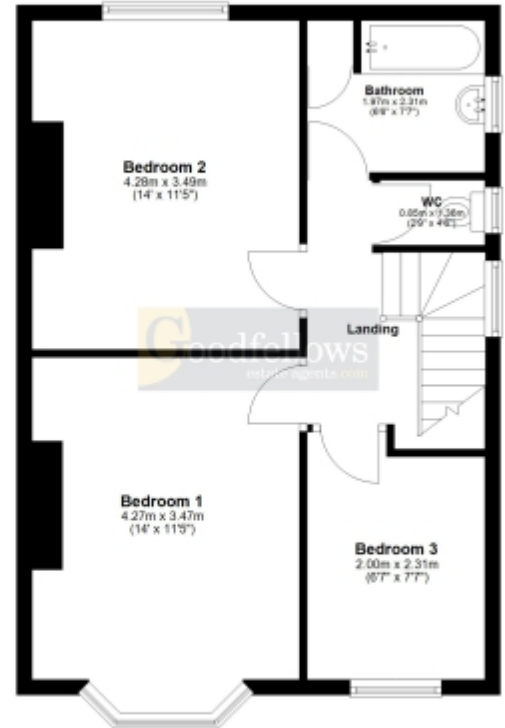
### Ground Floor

Approx. 72.8 sq. metres (784.0 sq. feet)



### First Floor

Approx. 51.0 sq. metres (548.7 sq. feet)



Total area: approx. 123.8 sq. metres (1332.7 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		76 C
55-68	D		
39-54	E	50 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.