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- 3 Bedroom Semi Detached House
- In Need of some Updating
- Sealed Unit Double Glazed Windows
-

- Situated on a Corner Plot
- Double Garage
- Council Tax Band C

- No Upper Chain Involved
- 2 Reception Rooms
- EPC E

3 bedroom semi detached house in need of some updating, situated on a corner plot with no upper chain involved. Briefly comprising of an Entrance Hallway with laminate flooring and stairs to the first floor. Lounge with a bay window to the front aspect, laminate flooring, feature fireplace, arch way leading to the Dining Room which has laminate flooring and French doors to the rear garden. Kitchen with wall and base units, worktop surfaces, double stainless steel sink, tiled splash back, electric oven and hob with an extractor over, tiled flooring, ceiling panels, plumbed for dishwasher, door to the garage. First floor Landing leading to the Bathroom with a panelled bath which has an electric shower over, pedestal hand wash basin, low level w/c, bidet, tiled walls, extractor, ceiling panels with inset spot lights, storage cupboard housing the water tank. Bedroom 1 has a bay window to the front aspect and laminate flooring. Bedroom 2 is to the rear aspect and has laminate flooring and built in wardrobes. Bedroom 3 is to the front aspect and also has laminate flooring.

Externally the property is situated on a corner plot with driveway parking for 2 cars to the front leading to a double width garage via an electric roller door. To the rear there is a lawn and patio area, along with folding gates giving extra off street parking.

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

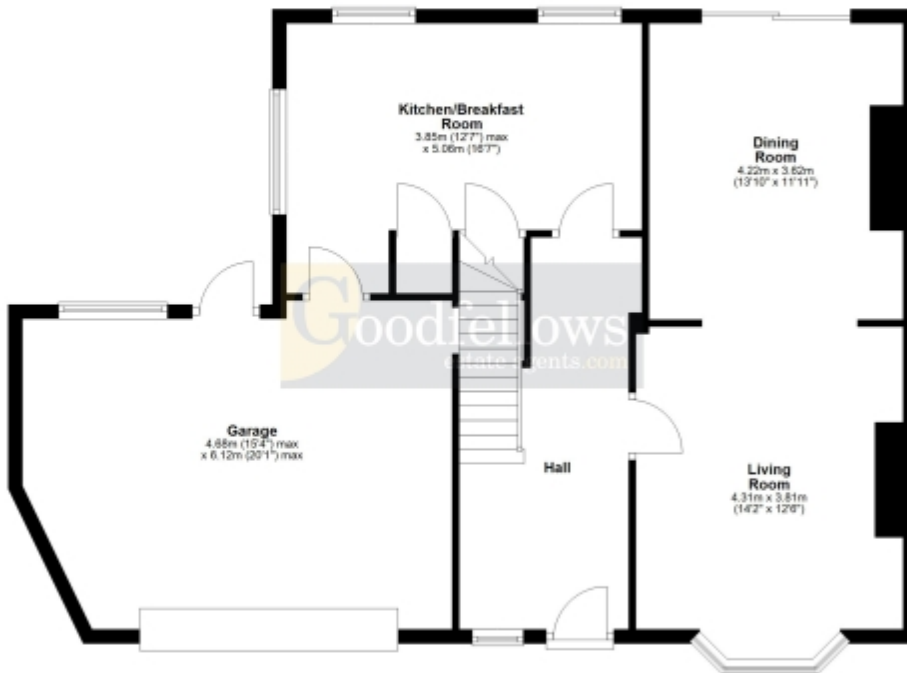
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Verified reviews from our clients

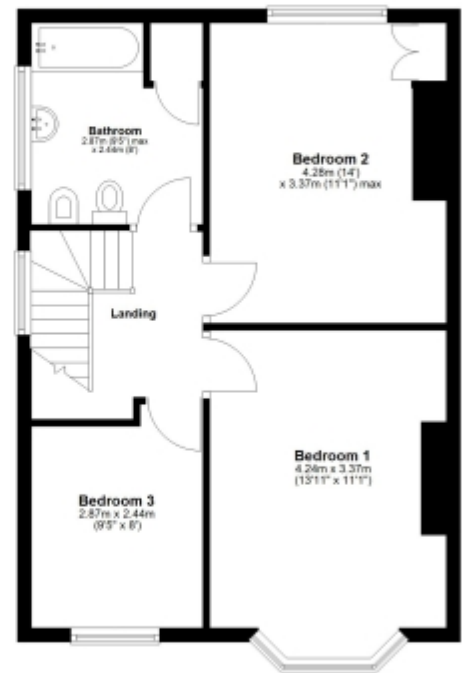
Ground Floor

Approx. 91.7 sq. metres (986.7 sq. feet)



First Floor

Approx. 51.1 sq. metres (550.6 sq. feet)



Total area: approx. 142.8 sq. metres (1537.3 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		
69-80	C		74 C
55-68	D		
39-54	E	53 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.