



13 Heath Close, Festival Park, NE11 9TF

Offers Over £174,950

Situated within this pleasant cul de sac setting, we are delighted to bring to the market this two bedroom semi detached house with a driveway and a garage providing parking. The house is located in Heath Close, within Festival Park and provides fantastic access for the A1. The accommodation briefly comprises; entrance hall, living room with feature fireplace and living flame effect electric fire, kitchen with an integrated oven and breakfasting area. The first floor landing provides access into two double bedrooms and the family bathroom/wc. There is a garden, driveway and garage to the front of the home and at the rear of the home, there is a lovely garden with a lawn and patio area. The house benefits from Upvc double glazing and gas central heating is via a combination boiler.

Viewings are essential to appreciate this delightful home.

ENTRANCE LOBBY

Access to the home is via a double glazed entrance door. An internal door opens into the lounge.

LOUNGE

12'7" x 17'1" (3.85 x 5.23)



The lounge has a radiator and a double glazed window overlooks the front aspect. A fireplace is fitted to one wall with a hearth and a recess with a fire fitted inset. A spindle staircase leads to the first floor. Two storage cupboards.

KITCHEN / BREAKFAST ROOM

12'7" x 6'7" (3.85 x 2.01)



A breakfasting kitchen which has a range of floor and wall units with working surfaces including a sink unit which is fitted with a mixer tap. Built in appliances includes an electric hob with oven fitted below. Recesses have been provided for a fridge freezer unit, washing machine and a tumble drier. There is a radiator and a set of double glazed patio doors opens into the rear garden.

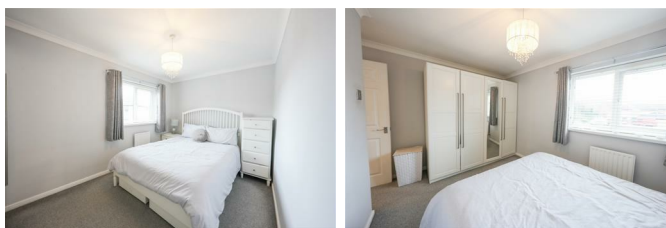
FIRST FLOOR



With a landing which has access into both double bedrooms and the family bathroom/wc.

BEDROOM ONE

12'8" x 6'9" (3.87 x 2.07)



With a radiator and a double glazed window overlooks the front aspect.

BEDROOM TWO

12'7" x 8'6" (3.86 x 2.60)



With a radiator and a double glazed window overlooks the rear aspect. Storage cupboard.

BATHROOM/WC



1.49 x 2.92 With a white three piece suite which briefly comprises; wash hand basin, panelled bath with a glass shower screen and a shower fitted above, low level wc. There is a towel radiator and a double glazed window overlooks the side aspect. Tiled walls.

GARAGE

With an up and over garage door, the garage is detached and will be ideal for off road parking or storage.

EXTERNAL



At the front of the home, there is a lawned garden. The driveway is gravelled and provides off road parking for three cars. At the rear of the home, there is a lawned garden which is well stocked with plants shrubs and a paved patio area.

Property disclaimer

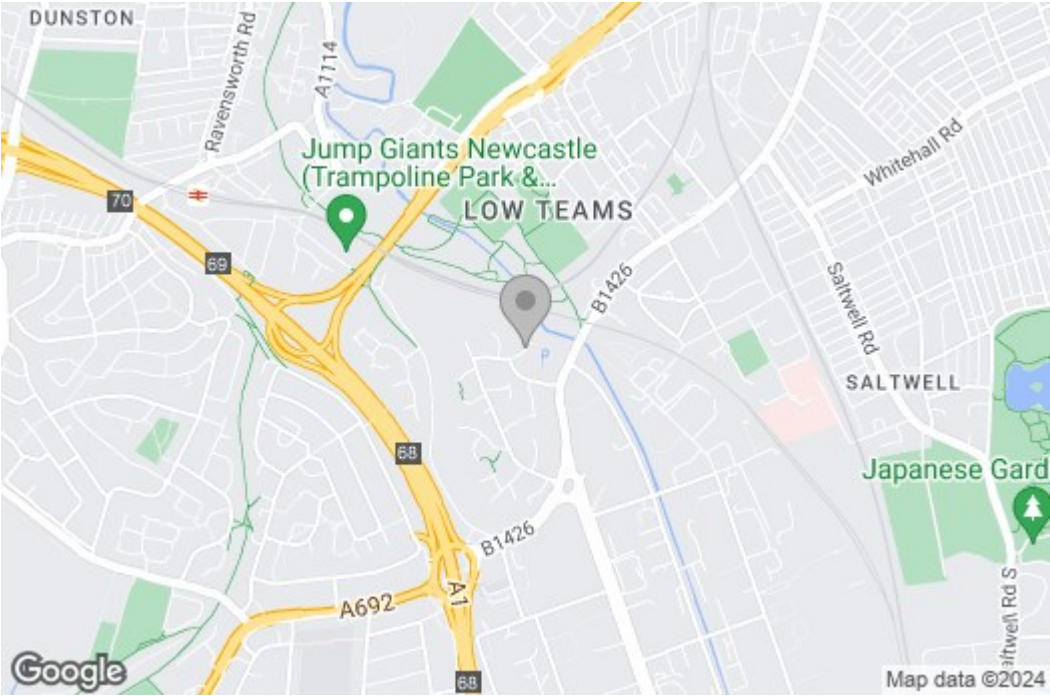
IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller. We cannot also confirm at this stage of marketing the tenure of this house.

Tenure

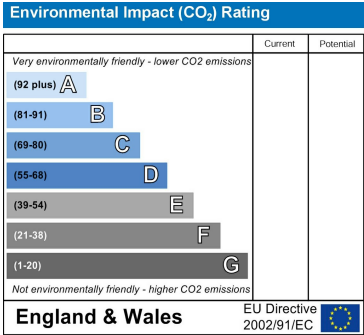
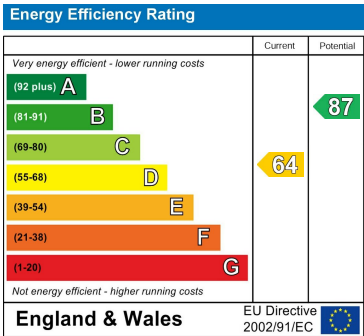
Gordon Brown Estate Agents have not seen any legal written confirmation to be able to currently advise on the tenure of the property. Therefore we are unable to advise on the tenure at this stage. Please call us on 0191 487 4211 for clarification before proceeding to purchase the property.

Floor Plan

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance an do not constitute any part of an offer or contract, purchaser 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 an representation or warranty in respect of the property.