

Old Campus Close | High Heaton | NE7 7QB

£270,000

An immaculate 3 bedroom semi detached house located within this much sought after residential development constructed by Taylor Wimpey. The property benefits from a lovely southerly facing garden to the rear together with driveway and detached garage. It also benefits from a ground floor WC, fully integrated kitchen, en suite to master bedroom, UPVC double glazing and gas fired central heating. It is well positioned for access to local schools, shops, amenities and frequent transport links.





Immaculate semi detached house

En suite to master bedroom

Lovely southerly facing garden

3 bedrooms

Fully integrated kitchen

Access to local schools, shops, amenities and transport links

For any more information regarding the property please contact us today

ENTRANCE DOOR LEADS TO: ENTRANCE HALL

Double glazed entrance door.

W.C.

Low level WC, wash hand basin, radiator.

SITTING ROOM 13'11 x 12'2 (4.24 x 3.71m)

Double glazed window to front, radiator.

BREAKFAST KITCHEN 15'0 x 9'6 (4.57 x 2.90m)

Fitted with a range of wall and base units, single drainer sink unit, built in double oven, built in gas hob, integrated fridge, freezer, dish washer and washing machine, double glazed French doors, radiator, double glazed window to rear.

FIRST FLOOR LANDING

Access to roof space via loft ladder.

BEDROOM ONE 9'9 x 9'2 (2.97 x 2.79m)

Double glazed window to front, radiator.

EN SUITE SHOWER ROOM

3 piece suite comprising: step in shower cubicle, pedestal wash hand basin, low level WC.

BEDROOM TWO 10'10 x 8'8 (3.30 x 2.64m)

Double glazed window to rear, radiator.

BEDROOM THREE 11'7 x 6'7 (3.53 x 2.01m)

Double glazed window to rear, radiator.

FAMILY BATHROOM

Three piece suite comprising of: panelled bath with shower over, pedestal wash hand basin, low level WC, radiator.

FRONT GARDEN

Lawned area, driveway.

REAR GARDEN

Laid mainly to lawn, southerly facing, fenced boundaries, gate access.

GARAGE

Detached, up and over door, light and power points.

















PRIMARY SERVICES SUPPLY

Electricity: Mains Water: Mains Sewerage: Mains Heating: Gas Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: Driveway

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: C

EPC RATING: B

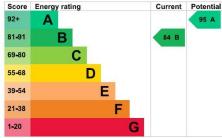
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