



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.

ROOK
MATTHEWS
SAYER



3



1



2

Immaculate semi detached house

3 bedrooms

En suite to master bedroom

Fully integrated kitchen

**Lovely southerly facing
garden**

**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.

T: 0191 284 7999

gosforth@rmsestateagents.co.uk

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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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Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in



Money Laundering Regulations - intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

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