

Asking price of £379,950

Shawbrow Close, Haydon Grange, NE7



- Detached house
- Conservatory
- Gas central heating
- Four bedrooms
- Double driveway
- Double glazing
- En-suite to main bedroom
- Single garage
- Immaculate decor

Noel Harris Residential Sales are pleased to present this outstanding four bedroomed detached house which is situated on a quiet no through road in a very sought after and established residential area. The light and airy rooms are very well presented and offer family living over two floors with features including an ensuite to the main bedroom, a conservatory and a ground floor w.c. The house benefits from gas central heating and double glazing. Other attractions include a good-sized rear garden with gated side access and patio area, along with a lawned front garden and tarmac driveway for two cars. We expect a good level of interest and advise that the seller only wishes to have viewings from those who are in a position to proceed, i.e.,

current home sale agreed (where applicable) or no related sale needed. Freehold.
council tax band D. Energy rating C.

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Stylish composite double glazed front door to :

Hallway

With radiator. Ground floor w.c. with radiator and wash basin.

Living room (front)

With bay window. Radiator. Fireplace with living flame gas fire. Coving. Inset downlighters.

Dining room

With radiator. Coving. Inset downlighters. Double glazed door to:

Conservatory

With double glazed doors to garden.

Kitchen

Radiator. Fitted with a range of white units, contrasting work surfaces, integrated halogen hob and oven. Extractor hood. Space for drinks fridge. Space for dishwasher. Archway opening into :

Utility room

With radiator. Potterton gas boiler. Inset sink. Door to rear garden.

First floor landing

With airing cupboard.

Main bedroom

With radiator. Twin wardrobes. Door to:

En-suite

With radiator. White wash basin, w.c. and walk in shower.

Bedroom two

With radiator. Two windows. Cupboard and wardrobe.

Main bathroom

Radiator. White wash basin, bath with shower over and w.c.

Bedroom three

With radiator.

Bedroom four

With radiator.

Outside


Two car tarmac driveway to front with integrated single garage. Patio area to side with gated pathway leading to rear garden. Lawned with patio areas.

Freehold

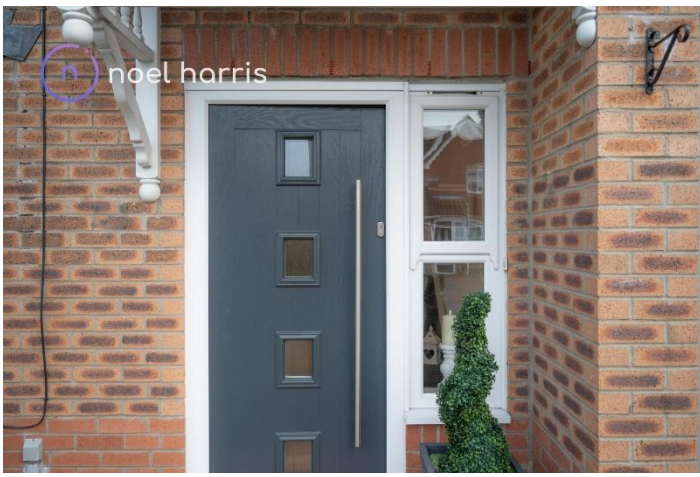
This house is registered as Freehold on the land registry website but this must be confirmed by your solicitor prior to exchange of contracts.

Floor plan and room sizes

The floor plan and attached room sizes have been provided for guidance only and cannot be relied upon for exact scale or accuracy.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		84
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

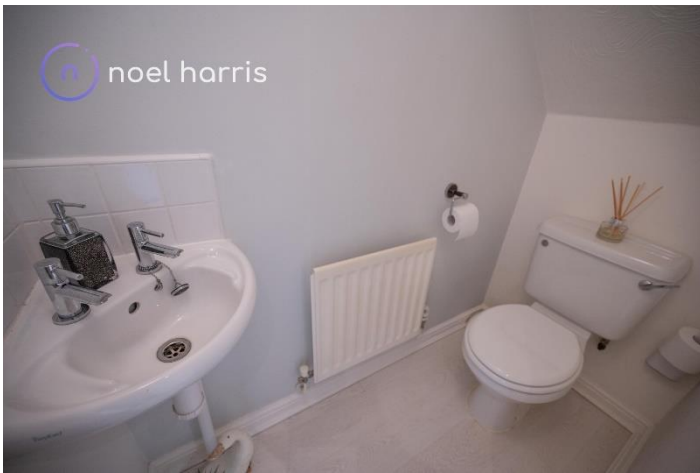




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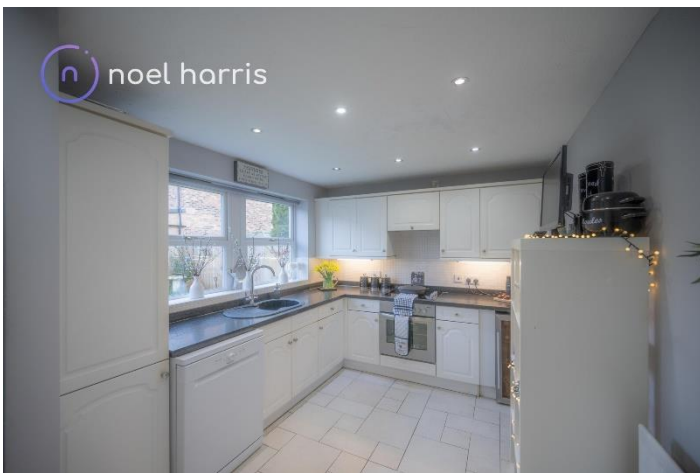
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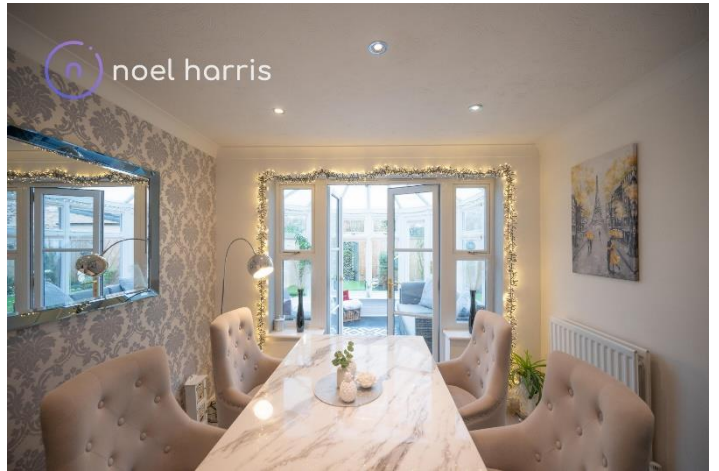
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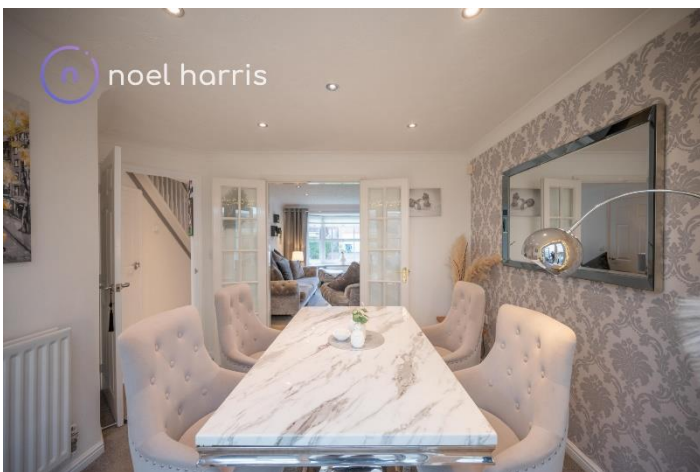
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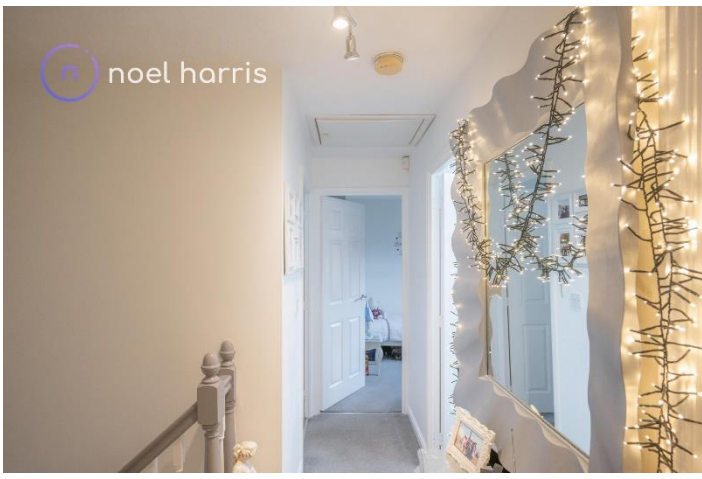
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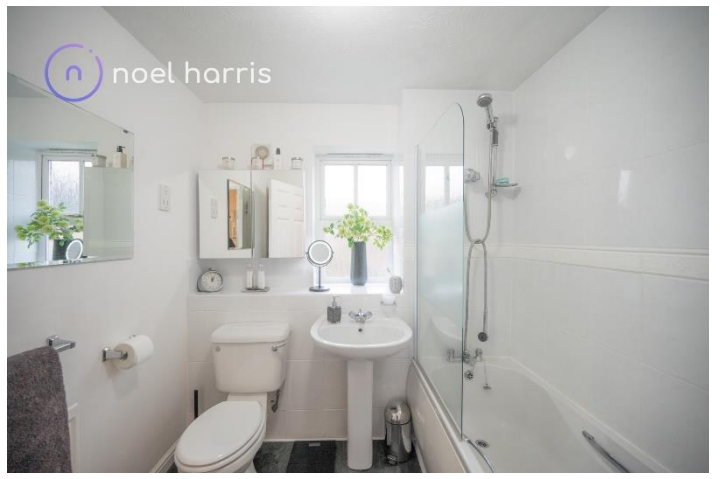
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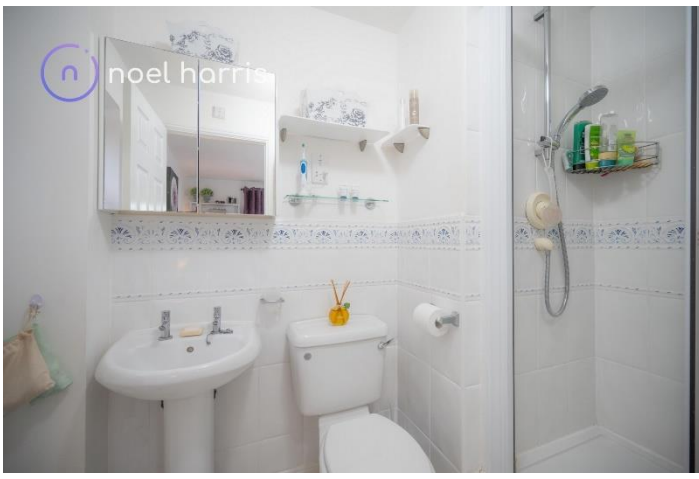
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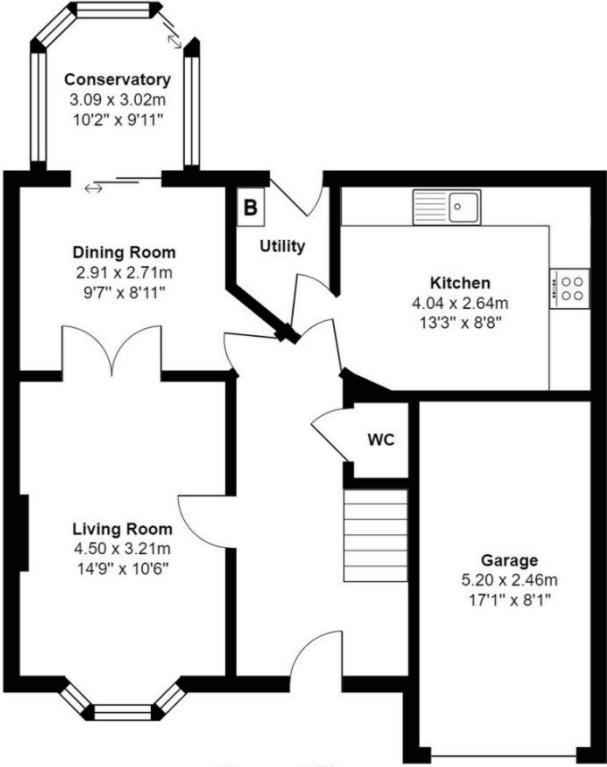
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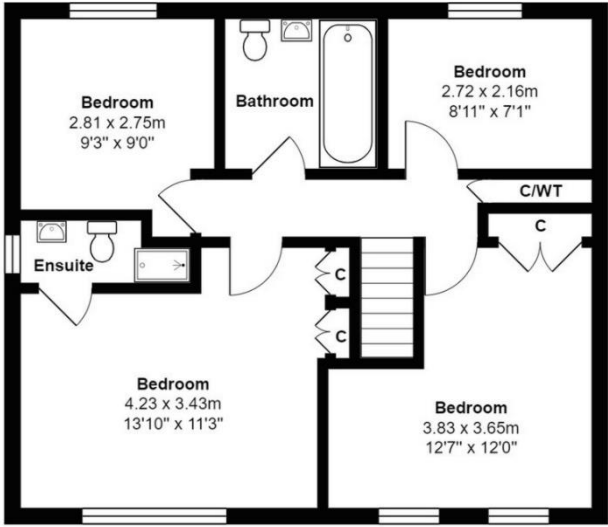
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Shawbrow Close



Ground Floor



First Floor

Total Area: 122.5 m² ... 1318 ft²
All measurements are approximate and for display purposes only

Directions

Haydon Grange is located just off Coach Lane. Heading North, turn right onto Greenlee Drive and then follow Greenlee Drive to the mini roundabout, straight over continuing onto Greenlee Drive, then turn left to Greenlee Drive, continue to the end past Honeycrook Drive, and turn left into Shawbrow Close.

Location

Haydon Grange is located in the sought after NE7 postcode which is favoured for its easy access to a range of well-regarded schools. The area is served by an excellent network of cycle routes and bridlepaths giving easy access to the Freeman Hospital, HMRC, DWP and Newcastle United's Training Academy. Sainsburys is within a short drive and there is a good range of shops, cafes and eateries to be found on both Chillingham Road and Four Lane Ends. Newcastle City, The Silverlink Shopping Park, the A19/Tyne Tunnel and the Coast are all easily accessible.



VIEWING BY APPOINTMENT WITH AGENTS NOEL HARRIS HOME SALES

Spaceworks, Benton Park Road, South Gosforth, Newcastle upon Tyne, Tyne and Wear, NE7 7LX T: 01914862029 E: noel@noelharris.co.uk W:
www.noelharris.co.uk

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Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

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Written quotations available on request. All loans secured on property. Life assurance is usually required.