

Offers Over £280,000

Patterdale Gardens, High Heaton, NE7



- Three bedrooms
- Gas central heating
- Ideal for access to local services
- Westerly rear garden
- No onwards chain
- Sainsbury within walking distance
- Driveway for one car
- Very sought after area
- Easy access to Freeman Park

For sale with no onwards chain.

Noel Harris Residential Sales introduce this three bedroomed 1930's semi-detached house which is located within the heart of High Heaton in a location which is favoured for its ease of access to local green spaces, schools, shops and the Freeman Hospital. The area benefits from a bridle path at the top of the street providing an enjoyable route for dog walkers, cyclists and strollers alike with South Gosforth/David Lloyd/Freeman Park to the west, and as far as the Rising Sun Country Park to the

east.

The house has gas central heating with a combi boiler and a westerly rear garden which enjoys late sun in the summer months. Other attractions include a front garden, driveway for one car and a garage which makes an ideal for storage space. Council tax band C, energy rating C. Freehold.

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Hallway

Radiator.

Dining room (rear)

With bay window and radiator. Open plan to :

Kitchen

With fitted units. Gas hob and electric oven. Cupboard with gas combi boiler.

Utility room

With plumbing for washer. (former garage space)

Ground floor w.c.

With wash basin and w.c. Door to garage. Door to garden.

First floor landing

Bedroom one (front)

With bay window. Radiator.

Living room (front)

With radiator and fireplace.

Bedroom two (rear)

With radiator.

Bedroom three

Radiator.

Bathroom

With radiator. White bath with shower over. Separate w.c.

Outside

Garden and driveway to front.

Garage


Ideal for storage.

Rear garden

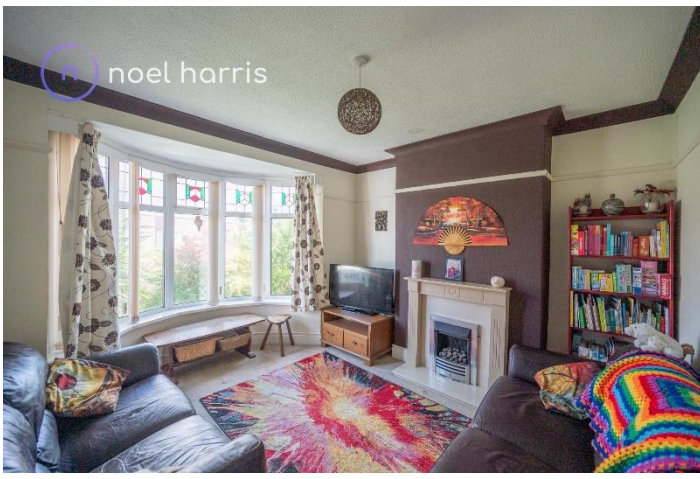
Westerly rear garden with sun into the evening during the summer months.

Floor plan and measurements.

These are provided as a visual guide only and should not be used for any other purpose.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		85
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	





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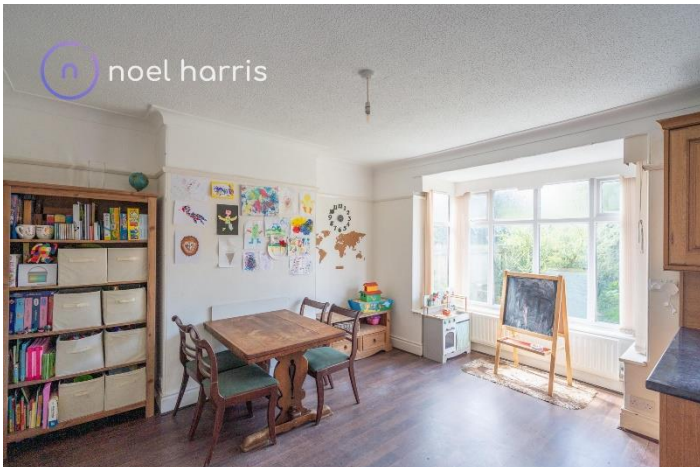
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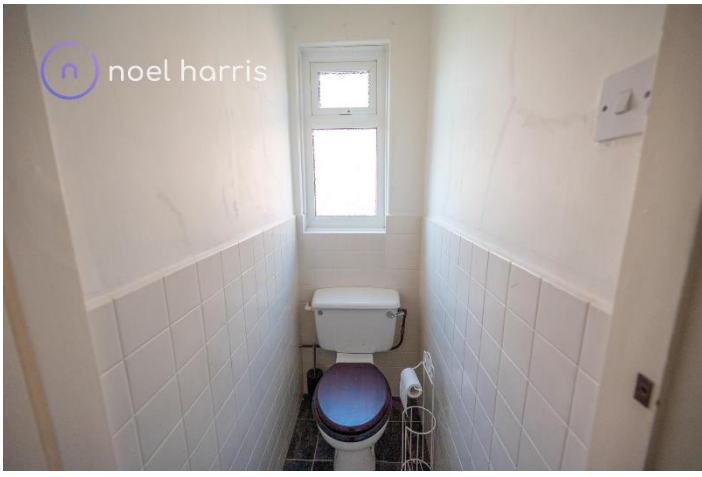


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Directions

Location



VIEWING BY APPOINTMENT WITH AGENTS NOEL HARRIS HOME SALES

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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.

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