

Offers Over £300,000 Teesdale Gardens, High Heaton, NE7



- 1930's semi detached house
- Double glazing to most windows
- Good decor throughout
- Sough after area
- Re-roofed with authentic slates
- Ideal for access to Freeman Hospital
- Three car driveway
- Gas combi heating
- Handy for local schools

Noel Harris Home Sales is pleased to present this stunning three bedroomed semi detached house, situated in one of the most sought after suburbs of Newcastle. The property features an array of fantastic features, including being re-roofed a few years ago with authentic slates. There is also a three car driveway, and a lawned rear garden with a low maintenance sandstone patio, perfect for enjoying the better weather. The windows are double glazed, except for the landing which has a unique and original design. The location offers easy access to the Freeman Hospital, Sainsburys, David Lloyd, good local schools, and bus services into Newcastle. We highly recommend viewing this property, especially if you're in search of a large

kitchen ideal for friends and family gatherings. The energy rating is D and the council tax band is C. Freehold.

Teesdale Gardens, High Heaton, NE7

Main double glazed door to :

Hallway

Radiator. Laminated wood flooring. Stairs to first floor.

Living room

3.53m x 4.39m (11'7" x 14'5")

Into bay window. Radiator. TV point. Attractive fireplace with flame effect gas fire.

Dining kitchen

3.53m x 8.34m (11'7" x 27'4")

A wonderfully spacious room with patio doors opening onto the back garden with decking area. The sitting area features a wood burning stove for cosy evenings. Generous range of fitted units. Plumbed for washer, plumbed for dishwasher. Belling range cooker with double oven and grill. Extractor hood. Concealed gas boiler. 2 fan assisted floor level heaters. Under unit lighting.

First floor landing

With superb original window. Access to loft with foldaway ladder, the loft has some boarding, for storage use only.

Bedroom one

2.87m x 4.42m (9'5" x 14'6")

Into bay window. Fitted with good sized wardrobes. Radiator.

Bedroom two

3.24m x 3.89m (10'8" x 12'9")

Radiator.

Bedroom three

2.27m x 2.43m (7'5" x 7'12")

Radiator.

Bathroom

With chrome ladder radiator. White panelled bath, wash hand basin in vanity unit, low level WC. Corner shower with mains shower from combi boiler. Tiled walls and floor. PVC ceiling with LED lighting.

Outside

There is a patterned concrete driveway to the front with room for three cars.

Garage

2.62m x 3.89m (8'7" x 12'9")

Ideal for small car or motorbike storage. Up and over door.

Back garden

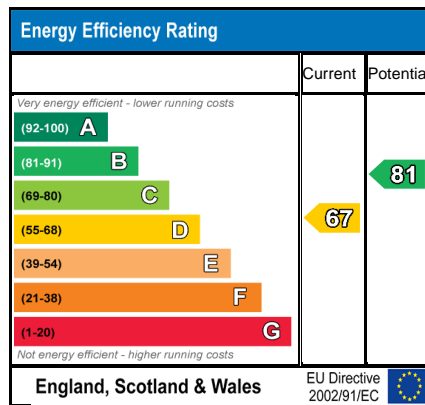
Garden to rear with easterly aspect, lawned with planted areas, sandstone patio with space for dining and relaxing.

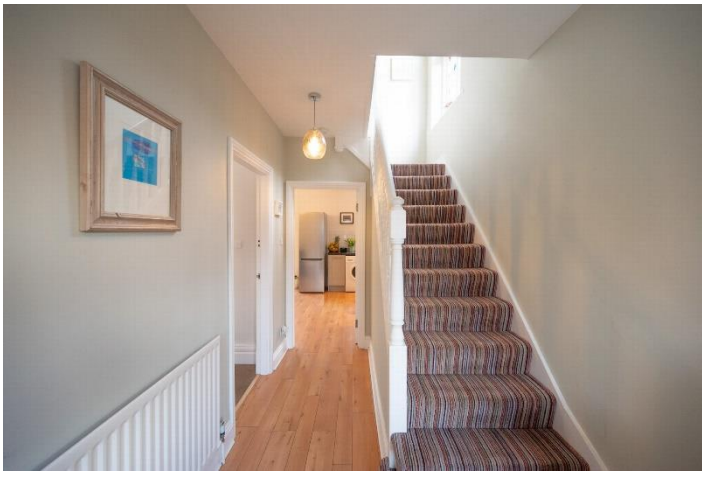
Utilities

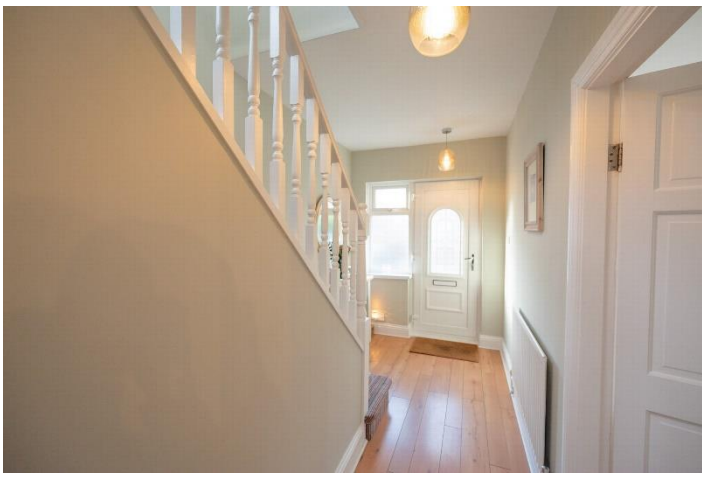
Mains electricity, gas, water, drainage and broadband are all currently connected. The house is not known to be a mobile drop out zone but this must be checked upon a visit.

Mining

The house is not known to be affected by mining but considering the rich mining heritage of Newcastle your solicitor must check this before exchange of contracts.









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.

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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