

Offers Over £235,000

Amberley Gardens, Cochrane Park, NE7



- Good sized house
- Two reception rooms
- Bathroom with attractive tiling
- Two double bedrooms
- Gas central heating with combi boiler
- Two car driveway to front
- Extended kitchen
- Double glazing
- Southerly rear garden with summerhouse

*** For sale with no onwards chain ***

Noel Harris Residential Sales are pleased to offer this semi-detached house to the market. The property has two double bedrooms and an extended kitchen with a range of fitted units. With gas central heating and double glazing this good-sized home is an ideal first time buy and perfect for those who wish to refresh to suit their own personal taste. Other attractions include a modern bathroom with attractive

tiling. Furthermore, there is a very useful utility room which is just off the kitchen. Two car driveway to front with a southerly garden to the rear with summerhouse. Energy rating C. Council tax band B. Freehold.

Amberley Gardens, Cochrane Park, NE7

Main double glazed entrance door to :

Hallway

Radiator. Real oak flooring. Stairs to first floor.

Living room

3.49m x 4.21m (11'5" x 13'10")

Into bay window. Radiator. Real oak flooring. Modern fire surround with contemporary fire bowl. (not tested) TV point.

Dining room

3.70m x 3.77m (12'2" x 12'4")

Radiator. Attractive minster fireplace with coal effect gas fire. (not tested).

Kitchen

3.84m x 4.00m (12'7" x 13'1")

L-shaped. With a range of units with laminated work surfaces, gas hob, electric oven, extractor hood, inset sink unit. Larder cupboard with gas and electric meters. Spot lights.

Utility room

1.86m x 1.54m (6'1" x 5'1")

Plumbed for auto washer. Space for tumble dryer. Door to front drive. Baxi combi boiler.

First floor landing

Access to loft with pull down ladder and boarded storage area.

Bedroom one

2.74m x 4.63m (8'12" x 15'2")

With radiator.

Bedroom two

2.78m x 3.28m (9'1" x 10'9")

Radiator.

Bathroom

Chrome towel radiator. White panelled bath with shower over, wash hand basin and WC. Attractive wall and floor tiling. Halogen lights. Extractor fan.

Outside

Patterned and sealed moulded driveway to front with room for 2 cars. Southerly rear garden with summerhouse, lawn and patio areas.

Utilities

Mains gas, water, electricity, drainage are all connected. High speed broad band is available in the area. The property is not known to be a mobile drop zone but this must be checked when viewing.

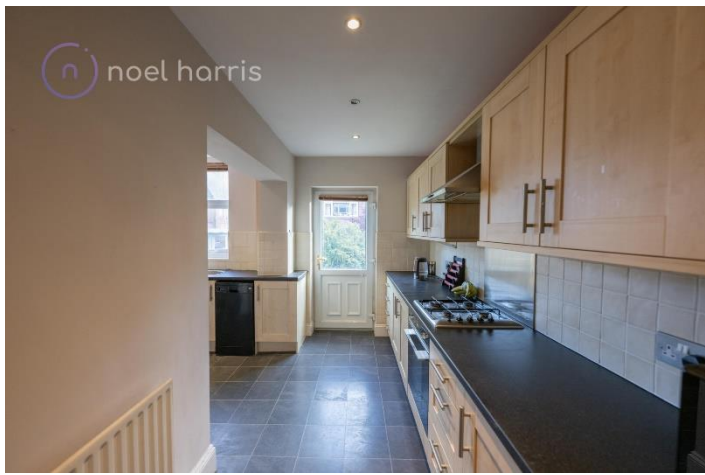
Mining

The property is not known to be affected by mining but in view of the rich mining heritage of the north east your solicitor should carry out the appropriate checks before exchange of contracts.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		83
(69-80) C	71	
(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

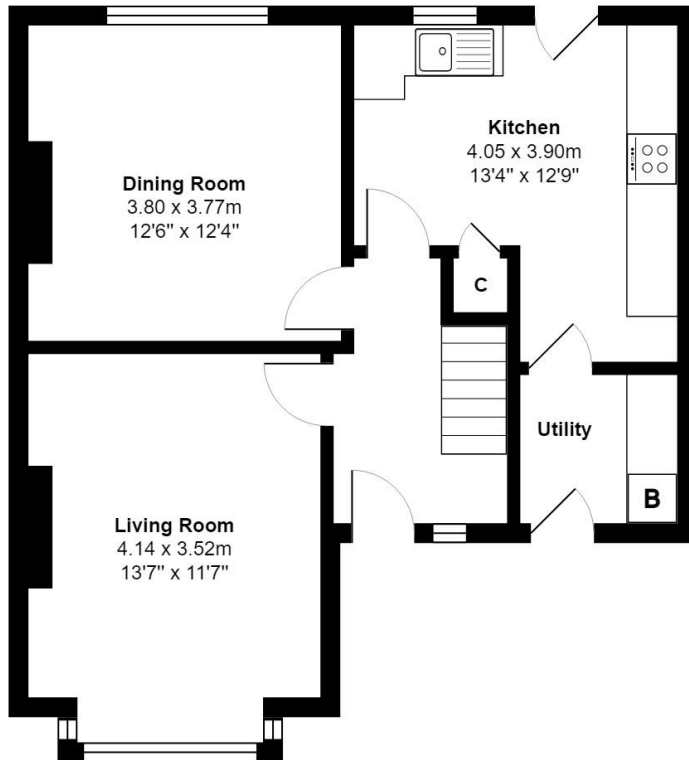




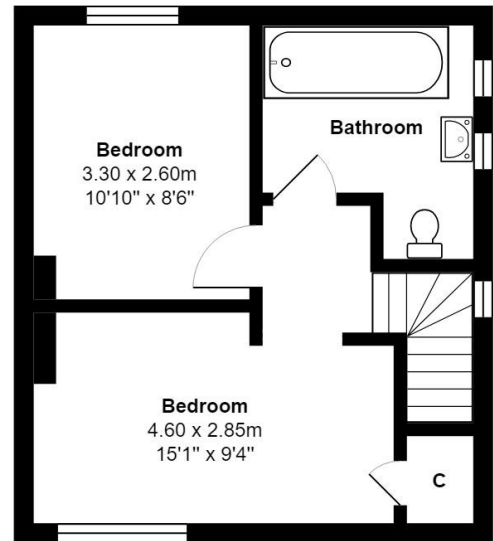




Amberley Gardens



Ground Floor



First Floor

Total Area: 87.4 m² ... 941 ft²

All measurements are approximate and for display purposes only

Directions

Location



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

General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

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.