





- Semi Detached House
- Garage
- Conservatory
- Very Well Presented
- No Onward Chain
- Three Bedrooms
- Off Street Parking
- Ground Floor WC
- Sought After Location
- **MUST BE VIEWED**





** Video Tour on our YouTube Channel |
<https://youtu.be/6fXokFHxt6E> b **

Jan Forster Estates are delighted to welcome to the market this beautifully presented three bedroom semi-detached family home situated on the ever desirable Dovedale Gardens in High Heaton, with the benefit of no onward chain. The property is close to many local amenities including schools, shops, supermarkets, the Freeman hospital, DWP, and parks, with further amenities offered in Newcastle city centre via regular public transport links.

Internally the accommodation briefly comprises to the ground floor:- entrance hallway with cloakroom, bright and airy lounge with bay window, modern kitchen/diner with fitted wall and floor units with access to the garage and ground floor WC, and conservatory. To the first floor, there are three good-sized bedrooms, the main with a bay window and built in wardrobes. There is also a stylish four piece family bathroom WC. The property also benefits from gas central heating, ample storage and double glazing throughout.



Externally to the front, there is a paved driveway providing off street parking for multiple vehicles, leading to the attached garage. To the rear, there is a lovely lawned garden with decking area. An ideal space for entertaining during those long summer nights.

This really is a property to be proud of and must be seen to appreciate the standard of accommodation on offer. To arrange a viewing or for more information, please call our High Heaton sales team on 0191 270 1122.

Tenure

The agent understands the property to be freehold. However, this should be confirmed with a licenced legal representative.

Council Tax band *C*



Lounge 12'0" x 16'10" (3.68 x 5.15)

Kitchen 11'10" x 27'6" (3.61 x 8.39)

Conservatory 6'7" x 14'10" (2.01 x 4.54)

Bedroom One 9'2" x 14'10" (2.80 x 4.54)

Bedroom Two 10'6" x 11'11" (3.21 x 3.65)

Bedroom Three 8'3" x 7'10" (2.52 x 2.41)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		80
(69-80) C	66	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

The difference between house and home

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