





- Semi Detached House
- Off Street Parking
- En-Suite Facility
- Close To Local Amenities
- Sought After Location
- Four Bedrooms
- Gardens to Front & Rear
- Ample Storage
- Good Transport Links
- MUST BE VIEWED





** Video Tour on Our YouTube Channel |
<https://youtu.be/pqy1yTpOBZE> **

Jan Forster Estates are pleased to present to the market this four bedroom semi detached property, positioned on the ever desirable Dimbula Gardens, Cochrane Park in High Heaton. The property will appeal to a variety of buyers and will make a fantastic family home.

The property is close to many local amenities including, schools, shops, supermarkets, the Freeman hospital, DWP, and parks, with further amenities being offered in Newcastle city centre via regular public transport links.

The accommodation briefly comprises to the ground floor:- entrance hall, lounge with bay window, kitchen with fitted wall and floor units opening up to the conservatory, and a double bedroom with an en-suite facility. To the first floor, there are a further three good-sized bedrooms and a three piece family bathroom WC.

Externally, to the front, there is a small garden with a driveway providing off street parking. To the rear, there is a lovely Southerly-facing garden with lawned and patio areas. An ideal space for entertaining during those long summer nights. The property also benefits from double glazing, ample storage, and gas central heating.

We anticipate an extremely high level of viewings which will appeal to a variety of buyers. To arrange a viewing or for more information please call 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 15'8" x 12'7" (4.79 x 3.85)

Kitchen 18'9" x 7'1" (5.74 x 2.16)

Conservatory 8'1" x 10'11" (2.47 x 3.34)

Bedroom One 12'1" x 14'4" (3.69 x 4.37)

Bedroom Two 11'2" x 14'4" (3.41 x 4.37)

Bedroom Three 6'7" x 6'5" (2.01 x 1.96)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

The difference between house and home

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