





- Popular Location
- Semi Detached
- Corner Plot
- Detached Garage
- Viewing Recommended
- No Upper Chain
- Three Bedrooms
- Front, Side and Rear Gardens
- Council Tax Band \*C\*
- Call For More Information





\*\* Video Tour on our YouTube Channel |  
[https://youtu.be/QUSg0g2AQ\\_0](https://youtu.be/QUSg0g2AQ_0) \*\*

This spacious, extended three-bedroom, semi-detached family home is located in on a charming corner plot in Cumberland Walk, Heaton.

The property is positioned close to a wide range of local amenities including excellent Metro and bus links and a variety of local shops.

In need of some cosmetic updating and briefly comprising to the ground floor: - entrance hallway, lounge with bay window, dining room, sunroom and a breakfast kitchen with fitted units and rear garden access. To the first floor there are three bedrooms and a family bathroom WC. The property further benefits from gas central heating and double glazing.

Externally there are generous gardens to the front side and rear. There is also a detached driveway and garage for off street parking.

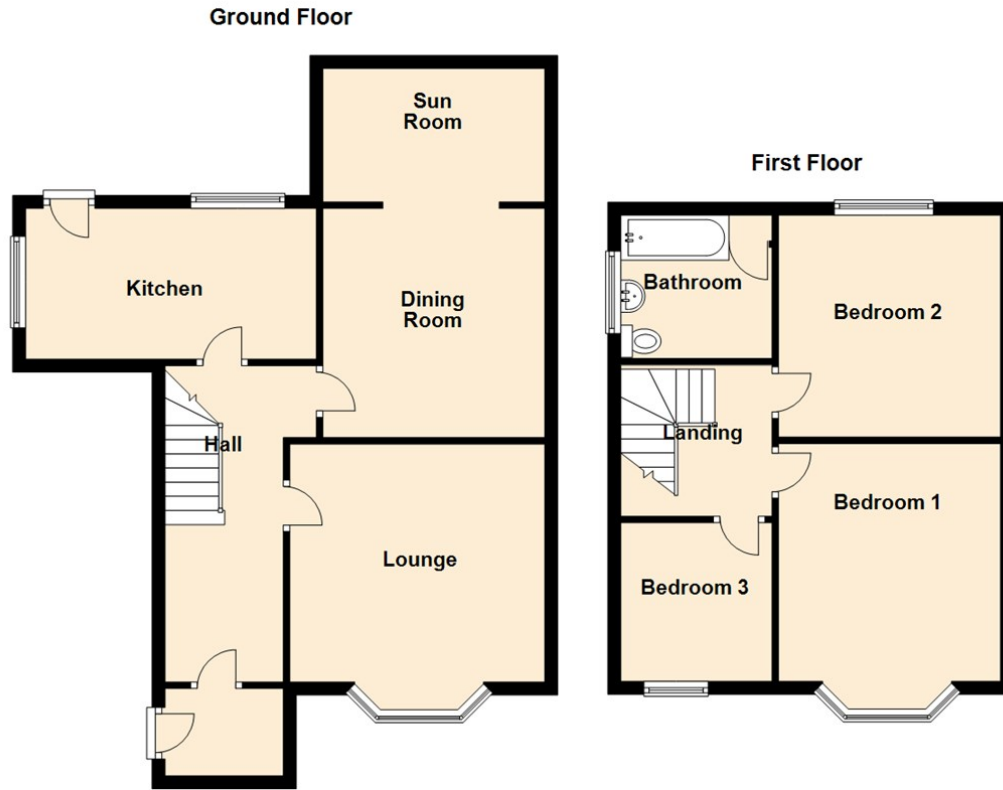
We anticipate an extremely high level of viewings on this property. For more information and to arrange your viewing please call our sales team on 0191 270 1122.

#### 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 13'0" (3.68 x 3.97)

Dining Room 11'2" x 11'7" (3.42 x 3.54)

Sun Room 6'10" x 9'6" (2.10 x 2.91)

Kitchen 15'4" x 7'2" (4.68 x 2.20)

Bedroom One 11'9" x 12'3" (3.60 x 3.75)

Bedroom Two 11'9" x 11'2" (3.60 x 3.41)

Bedroom Three 8'3" x 8'5" (2.53 x 2.57)

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

## The difference between house and home

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