







- Popular Location
- Three Bedrooms
- Driveway and Garage
- Front and Rear Gardens
- Viewing Recommended
- Semi Detached Home
- Utility Room
- Close To Amenities
- Council Tax Band \*C\*
- Call For More Information







**\*\* Video Tour on our YouTube Channel | <https://youtu.be/eRrF7LoHIY> \*\***

Jan Forster Estates are delighted to present this three-bedroom, semi-detached property situated on the ever-desirable Derwentdale Gardens in High Heaton, offering accommodation which makes a fantastic family home. Offered for sale with the benefit of no upper chain.

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, bright and airy lounge with bay window, dining room with bay window, kitchen with fitted units, eye-level oven and integrated hob, and a handy utility room with access to the rear. To the first floor, there are three good-sized bedrooms, the main with a bay window and there is also a family bathroom with three-piece suite and a separate WC. The property further benefits from double glazing and gas central heating.

Externally there is a driveway to the front providing off-street parking, leading to the attached garage. There is also a charming garden to the rear with a lawn, decked area, and planted borders. A great space for relaxing or entertaining during those long summer nights.

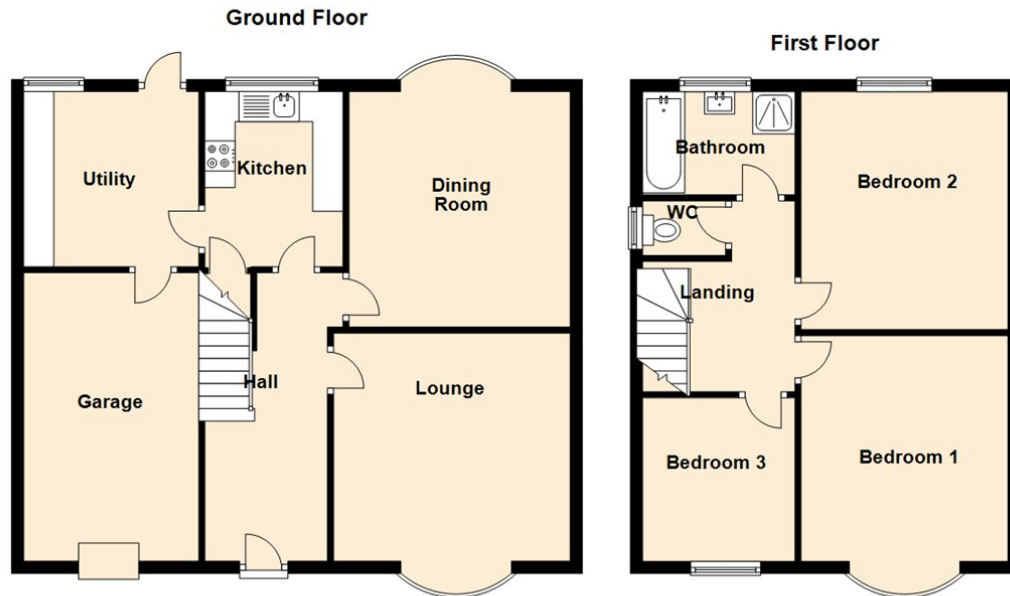
We anticipate an extremely high level of viewings on this spacious family home. To arrange a viewing or for more information please call our High Heaton sales team on 0191 270 1122.

#### Tenure

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

Council Tax Band \*C\*.





Lounge 12'9" x 12'5" (3.91 x 3.79)

Dining Room 12'0" x 12'8" (3.66 x 3.87)

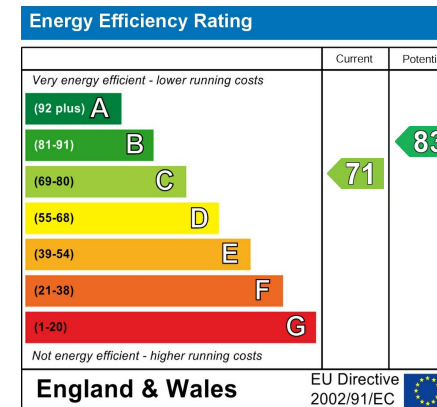
Kitchen 9'4" x 7'5" (2.85 x 2.28)

Utility Room 6'9" x 8'4" (2.07 x 2.56)

Bedroom One 11'3" x 12'4" (3.43 x 3.76)

Bedroom Two 11'3" x 13'4" (3.43 x 4.08)

Bedroom Three 8'1" x 8'2" (2.47 x 2.51)



## The difference between house and home

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