





- Semi-Detached House
- No Upper Chain
- Four Bedrooms
- Front & Rear Gardens
- Garage
- Driveway
- Desirable Area
- Local Facilities
- Transport Links
- Council Tax Band: C





** 360° Tour | <https://www.madesnappy.co.uk/tour/1gfd7g21092> **

Jan Forster Estates are delighted to present to the market this extended, four-bedroom, semi-detached house, situated on the ever-desirable Patterdale Gardens in High Heaton. The property requires some updating and is offered for sale with the benefit of no upper chain.

This property enjoys a superbly convenient position, ideally placed within easy reach of a wealth of local amenities, including highly regarded schools, a diverse range of shops and supermarkets, the renowned Freeman Hospital and several beautifully maintained parks. Excellent public transport connections, such as regular bus routes and the A1058 Coast Road, ensure swift and straightforward travel into Newcastle city centre and the vibrant seaside.

The accommodation, which boasts some traditional features, briefly comprises to the ground floor: an inviting entrance hallway, a lounge featuring a bay window and fireplace, a dining room also enhanced by a bay window and fireplace, and a fitted kitchen with wall and base units, French doors opening to the rear, and integral access to the garage for added convenience. To the first floor, the landing leads to four well-proportioned bedrooms- one with a bay window, and another boasting an ensuite facility and built-in wardrobe, together with a family bathroom WC.

Externally to the front, there is a driveway leading up to the attached garage, and a charming, well-stocked garden. To the rear, you can find another garden featuring some lawn and patio areas with lovely mature shrubs- ideal for entertainment and alfresco dining.

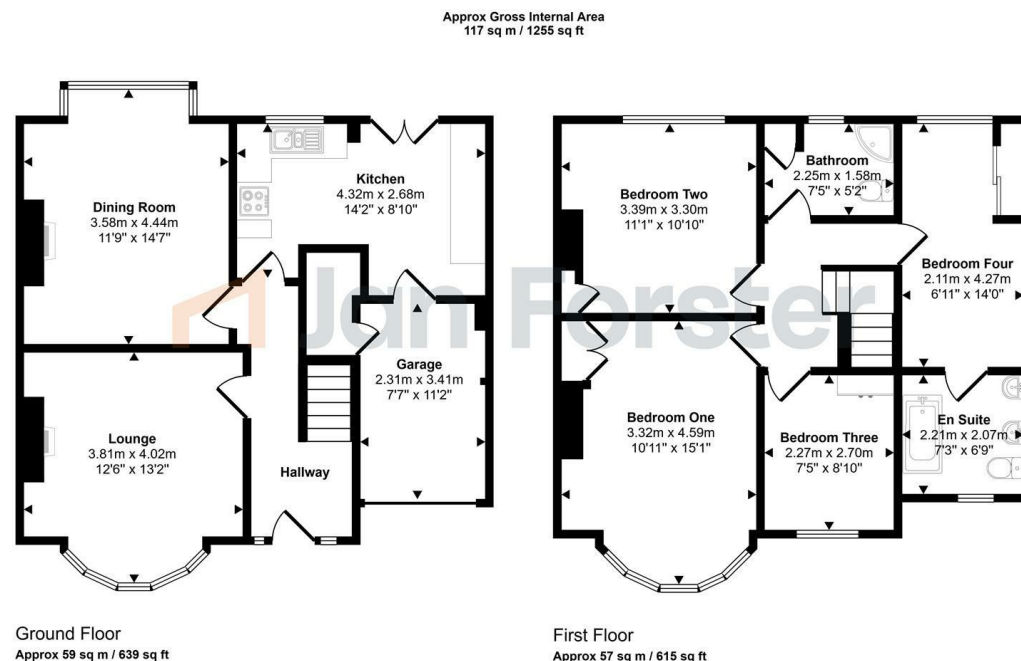
For more information and to book a viewing, please, call our sales team on 0191 270 1122.

Tenure

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

Council Tax Band: C





This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Lounge 13'2" x 12'5" (4.02 x 3.81)

Kitchen 14'2" x 8'9" (4.32 x 2.68)


Dining Room 14'6" x 11'8" (4.44 x 3.58)

Bedroom One 15'0" x 10'10" (4.59 x 3.32)

Bedroom Two 11'1" x 10'9" (3.39 x 3.30)

Bedroom Three 8'10" x 7'5" (2.70 x 2.27)

Bedroom Four 14'0" x 6'11" (4.27 x 2.11)

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