

Offers Over £270,000

Saxton Grove, High Heaton, NE7



Located just a short walk from Freeman Hospital and with Paddy Freemans park and Jesmond Dene beyond, this three-bedroom semi-detached house was built around 1957. Although it requires improvement and modernisation, it offers buyers an excellent opportunity to refurbish to their own standards in a desirable area. The house features gas combi central heating, double glazing, and a good sized rear garden. With the appropriate consents, the property and plot would be perfect for those looking to extend. Freehold. Council tax band C, energy rating C.

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Hallway

Radiator

Living room (front)

Radiator.

Sitting room/dining room (rear)

Radiator

Kitchen

Radiator. Fitted units.

Utility room

Radiator. Gas boiler. Ground floor w.c.

First floor landing

Bedroom one

With wardrobes, radiator.

Bedroom two

With wardrobes. Radiator.

Bedroom three

With radiator.

Bathroom

With heated towel radiator. White suite.

Garage

Single attached garage

Utilities


Gas, water, drainage, electricity all connected. High speed broadband available in the area. The house is not known to be a mobile drop zone but this should be checked when viewing.

Mining

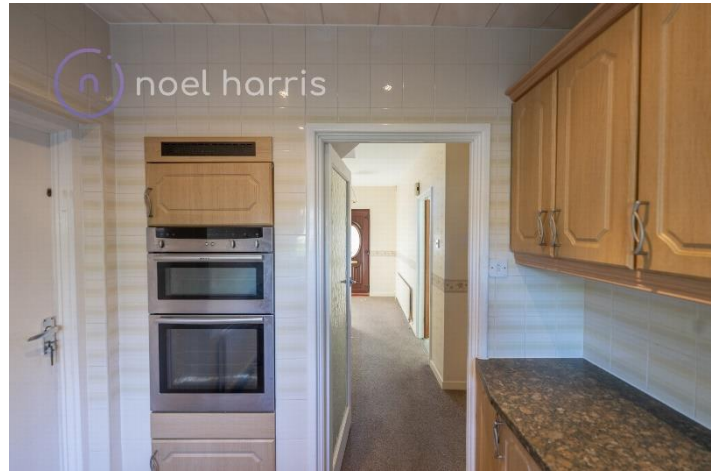
The North East has a rich mining heritage and your solicitor must carry out the relevant searches prior to exchange of contracts.

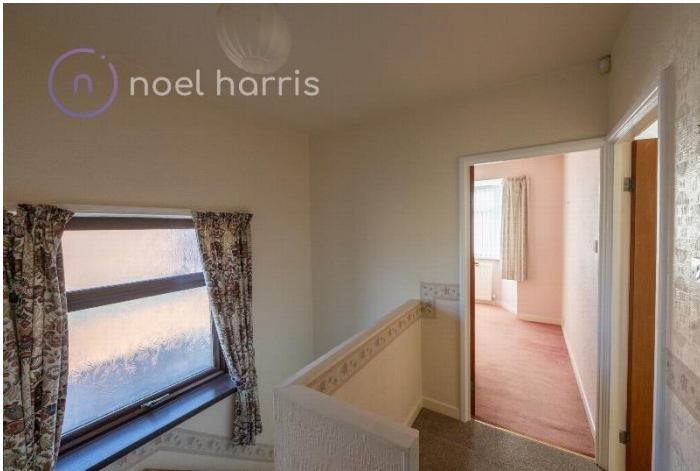
Measurements and floor plan

These are approximate and for illustration purposes only.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		84
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	









Directions

Location



VIEWING BY APPOINTMENT WITH AGENTS NOEL HARRIS HOME SALES

Spaceworks, Benton Park Road, South Gosforth, Newcastle upon Tyne, Tyne and Wear, NE7 7LX T: 01914862029 E: noel@noelharris.co.uk W:
www.noelharris.co.uk

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Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

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