

## Asking price of £270,000

### Hilden Gardens, Cochrane Park, NE7



- Two bedrooms
- Lovely rear garden
- Double glazing
- Not directly overlooked at rear
- Garden to front
- Gas combi heating
- Very popular area
- Patterned concrete front path
- Fitted kitchen

Located in a very convenient area, these two bedroomed semi-detached houses offer a lovely lifestyle for first time buyers or downsizers. The house is in good decorative order and features a fantastic re designed kitchen with modern fitted units, and a dining area with patio doors opening into the rear garden. The rear garden is an absolute delight and is not directly overlooked as Heaton Cemetery is beyond a high stone wall. Although the rear garden has a northerly aspect, during the summer months the garden gets plenty of afternoon sun coming in from the west. Attractions include gas combi heating, double glazing, and a bathroom with separate w.c. and over bath shower. Externally there is a front garden, attractive block paved pathway

and storage space to the side with an up and over door. Freehold. Energy rating C.  
Council tax band B.

# Hilden Gardens, Cochrane Park, NE7

## Composite front door

## Hallway

Radiator.

## Front living room

With radiator, fireplace with electric fire.

## Dining room

With radiator, patio doors to garden. Inset electric fire. Open plan to :

## Kitchen

With excellent range of units to include concealed gas combi boiler, electric hob and oven, washing machine, wine rack and pan drawers.

## First floor landing

## Bedroom one (front)

With radiator. Mirrored robes.

## Bedroom two

Radiator. Mirrored robes. View over gardens, cemetery and mature trees beyond.

## Bathroom

With white suite, bath with shower over, wash basin and wc.

## Outdoor space

Garden and patterned concrete pathway to front. Lovely rear garden with patio areas, lawn and planted areas. An absolute pleasure to sit out in the better months.

## Utilities

Mains gas, electricity, water, drains and broadband are all connected.

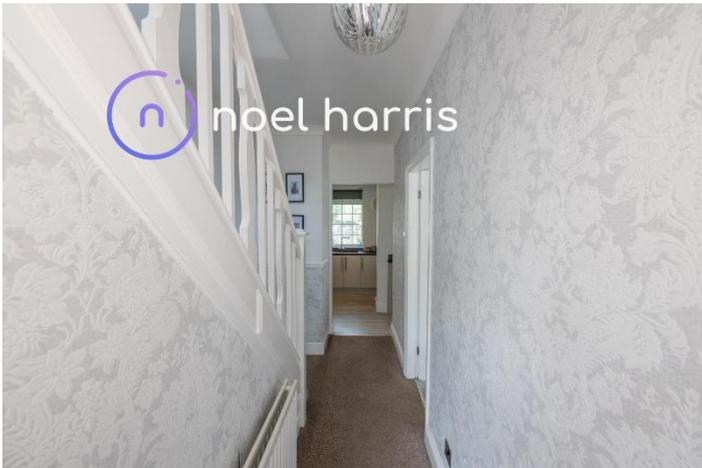
## Mining

The property is not known to be affected by mining but due to the rich mining heritage of the region your solicitor must check this before exchange of contracts.

## Flood risk - very low

The government register states this property to be a very low risk of flooding both now and between 2040 and 2060. This must be confirmed by your solicitor before exchange of contracts and does not represent any guarantee of future events either way.







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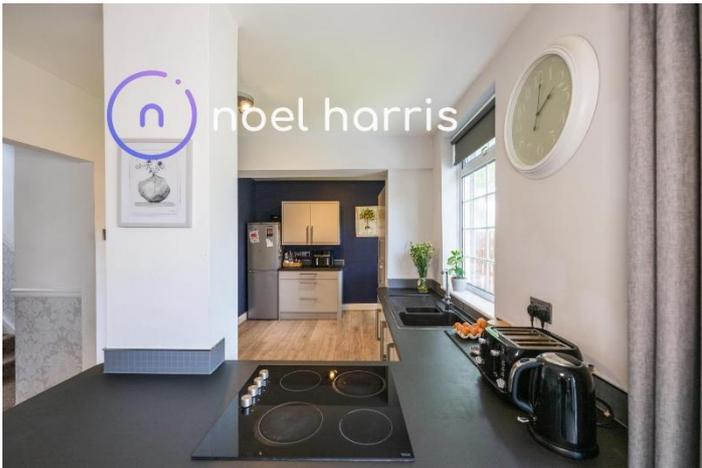
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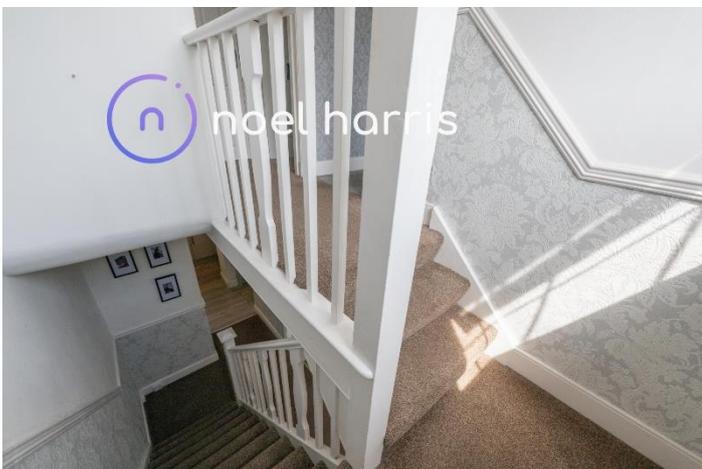
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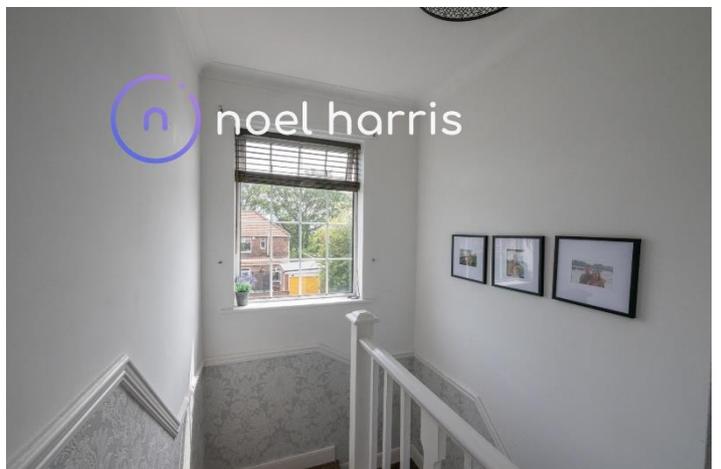
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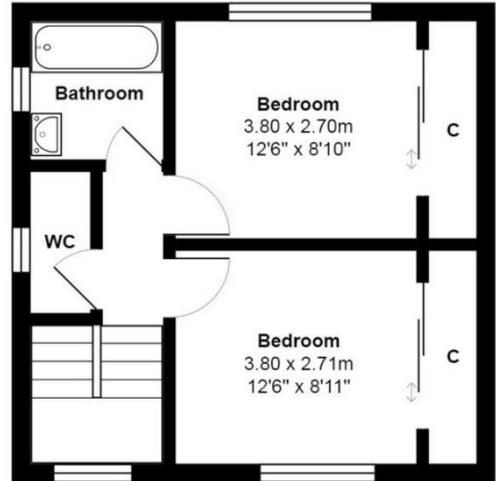




# Hilden Gardens



**Ground Floor**



**First Floor**

All measurements are approximate and for display purposes only

## 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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