



Derwentdale Gardens, High Heaton
Offers in excess of £235,000

**JACK
HARRISON
ESTATES**

AVAILABLE WITH NO ONWARD CHAIN THIS 2 BEDROOM SEMI DETACHED FAMILY HOME SITUATED ON THE HIGHLY DESIRABLE DERWENTDALE GARDENS, HIGH HEATON.

The property is conveniently positioned for access to a wealth of local amenities including The Freeman Hospital, Cragside Primary School and David Lloyd Fitness Centre.

The accommodation comprises: Entrance hall, lounge, dining room, kitchen and utility room. To the first floor, there are 2 double bedrooms a shower room and separate WC.

Additional benefits include gas central heating and double glazing.

Externally, there are gardens to the front and rear, a driveway to the front and an attached garage.

Entrance hall: Double glazed entrance door, staircase to 1st floor, telephone point, carpet and double radiator.

Lounge: 14'6 into bay x 12'0 into alcoves: Double glazed bay window to the front, alcoves, fitted gas fire, coving to ceiling, telephone and television points, carpet and double radiator.

Dining room: 15'0 into bay x 11'6 into alcoves: Double glazed bay window to the rear, alcoves, coving to ceiling, fitted gas fire, carpet and radiator.

Kitchen: 9'1 x 6'9: Fitted with a range of wall and base units, work surfaces, single bowl sink unit, understairs cupboard, radiator and double glazed window to the rear.

Utility: Sink unit, space for washing machine, door to the garage, double glazed window and door to the rear.

First floor landing: Double glazed window to the side, carpet and access to the roof space.

Bedroom 1: 14'7 into bay x 15'1 into alcoves: Double glazed bay window to the front, built in cupboard, alcoves, coving to ceiling, carpet and radiator.

Bedroom 2: 14'7 x 10'5 into alcoves: Double glazed bay window to the rear, built in cupboard, alcoves, carpet and radiator.

Shower room: White 2 piece suite comprising a hand basin and step in shower cubicle. Tiled walls, tiled floor, airing cupboard housing the combi boiler and double glazed frosted window to the rear.

Separate WC: WC, tiled walls, tiled floor, double glazed frosted window to the side.

Front garden: Driveway and lawned garden.

Rear garden: Laid mainly to lawn with paved walkways, flower, tree and shrub borders, and fenced boundaries.

Garage: Attached.



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