



Teesdale Gardens, High Heaton  
Offers in excess of £275,000

**JACK  
HARRISON  
ESTATES**

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AVAILABLE WITH NO ONWARD CHAIN THIS SUPERB 2 BEDROOM SEMI DETACHED FAMILY HOME SITUATED ON THE HIGHLY DESIRABLE TEESDALE GARDENS.

The property is conveniently positioned for access to a wealth of amenities including Cragside Primary School, The Freeman Hospital and Jesmond Dene. The house has been extensively renovated by the current owners and offer an exceptional standard of living accommodation throughout.

Briefly comprising: Entrance porch, entrance hall, lounge, dining room, fully integrated kitchen and a lean to/utility space.

To the first floor, there are 2 exceptionally generous bedrooms, a luxury shower room and separate WC.

Additional benefits include gas central heating via combination boiler and double glazing.

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

**Entrance porch:** Double glazed entrance door, double glazed window to the front.

**Entrance hall:** Entrance door, understairs cupboard, staircase to the first floor, double radiator and LVT flooring.

**Lounge: 12'8 x 11'6 into alcoves:** Double glazed window to the front, double radiator, carpet, alcoves and coving to the ceiling.

**Dining room: 16'5 x 11'6 into alcoves:** Double glazed door and window to the rear, carpet, double radiator, alcoves and coving to ceiling.

**Kitchen: 8'8 x 9'0 (fitted 2025):** Fitted with a range of wall and base units, work surfaces, sink unit, integrated fridge/freezer, dishwasher and microwave oven, electric oven and hob combi boiler, LVT flooring and double glazed window to the rear.

**Utility: 10'7 x 5'0:** Double glazed door and window to the rear, door to the garage.

**First floor landing:** Double glazed window to the front, built in cupboard, carpet.

**Bedroom 1: 14'0 x 11'6 into alcoves:** Double glazed window to the front, feature fireplace, alcoves, carpet and double radiator.

**Bedroom 2: 14'0 x 11'6 into alcoves:** Double glazed window to the rear, feature fireplace, carpet, alcoves and double radiator.

**Shower room: 7'4 x 6'6 (installed 20205):** White 2 piece suite comprising a wash hand basin and step in shower cubicle. Tiled walls, tiled floor extractor fan, heated towel rail and double glazed frosted window to the rear.

**Separate WC:** Low level WC, double glazed frosted window to the side.

**Front garden:** Lawned gardens and driveway.

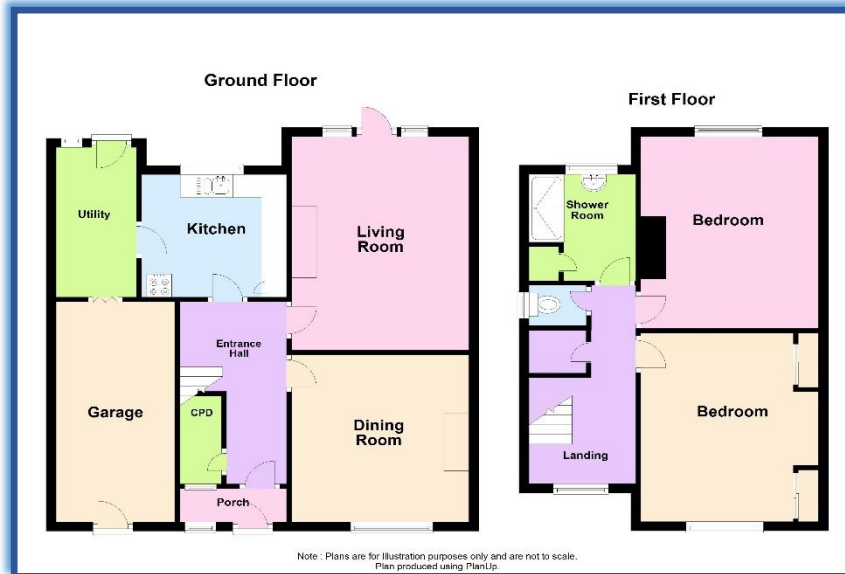
**Rear garden:** Laid mainly to lawn with paved walkways and patio, tree and shrub borders and fenced boundaries.

**Garage:** Attached with an electric car charging point.



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