

Stanley Grove, High Heaton

Offers in excess of £300,000

JACK HARRISON ESTATES

AVAILABLE WITH NO ONWARD CHAIN THIS WELL APPOINTED 3 BEDROOM SEMI DETACHED FAMILY HOME SITUATED ON THE HIGHLY DESIRABLE STANLEY GROVE, HIGH HEATON.
The property is conveniently positioned for access to a variety of amenities including Cragside Primary School, Paddy Freeman's Park and David Lloyd Fitness Centre.
The accommodation comprises: Entrance porch, entrance hall, WC, lounge/dining room and breakfasting kitchen. To the first floor, there are 3 bedrooms and a good size family bathroom/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 porch: Double glazed entrance door, double glazed windows to the front and sides.

Entrance hall: Entrance door, staircase to first floor, telephone point, carpet and radiator.

WC: Low level WC, wash hand basin, tiled walls and extractor fan.

Lounge/dining room: 30'9 into bay x 12'6 into alcoves: Double glazed bay window to the front, alcoves, fitted gas fires, telephone and television points, 2 double radiators, carpet and double glazed French doors to the garden.

Breakfasting kitchen: 11'0 x 16'0: Fitted with a range of wall and base units, work surfaces, 1 ½ bowl sink unit, built in electric oven and hob, extractor hood, understairs cupboard, double radiator, double glazed window to the rear, door to the garage and double glazed door to the garden.

First floor landing: Double glazed window to the side, carpet.

Bedroom 1: 15'5 into bay x 9'6: Double glazed bay window to the front, fitted wardrobes, carpet and radiator.

Bedroom 2: 12'0 x 9'5: Double glazed window to the rear, fitted wardrobes, carpet and radiator.

Bedroom 3: 9'8 x 7'7: Double glazed window to the front, carpet and radiator.

Bathroom/WC: 9'0 x 7'8: 4 piece suite comprising a panelled bath, step in shower cubicle, hand basin and WC. Tiled walls, radiator and double glazed frosted window to the rear.

Front garden: Driveway and artificial lawned garden.

South facing rear garden: Paved patio, artificial lawned garden, flower tree and shrub borders, and fenced boundaries.









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