

Offers Over £245,000

Bretton Gardens, Cochrane Park, NE7



- Three bedrooomed house
- Westerly rear garden
- Fitted kitchen
- Gas combi heating
- Ground floor w.c.
- Three good sized bedrooms
- Double glazing
- Two reception rooms
- No chain

*** Best and final offers are invited to me made to noel@noelharris.co.uk no later than 12 midday on Wednesay 10th September 2025 ***

A three-bedroom, bright and airy house is available with no chain. This property features a front patio garden and a rear garden with decking and an everlasting lawn, with a high stone wall to the rear. The house is equipped with gas combi heating and includes a driveway for one car. The garage is ideal for bike storage, complete with an electric roller door, WC and wash basin. Located close to a

Sainsbury's supermarket and a selection of schools, the area offers excellent transport links with easy access to the Coast Road, Tyne Tunnel, and A19, as well as regular bus services from Benton Road and the Coast Road. The property is freehold, with a Council Tax band of C and an Energy Rating of D.

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Hallway
Living room
Dining room
Kitchen
Smaller sized garage
Ideal for bike storage, electric roller door, wc to rear.
First floor landing

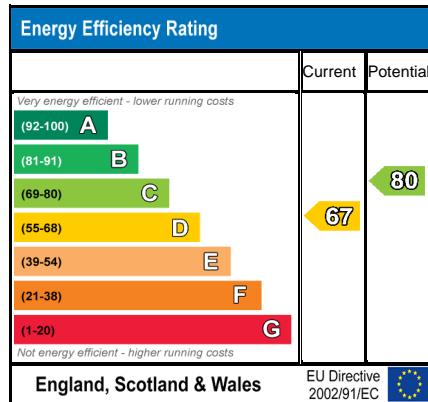
Bedroom one
Bedroom two
Bedroom three
Bathroom
With cupboard housing combi boiler.
Externally
Patio garden and driveway to front. Westerly garden to rear with decking and everlasting lawn.

Material information

Mains gas, water, drainage, and electricity are all connected. The area has high speed broadband and the house is not known to be a mobile drop zone but this should be checked upon viewing.

Mining

The property is not known to be affected by mining but this should be checked by your conveyancer before exchange of contracts.



Bretton Gardens



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

General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

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.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER NOEL HARRIS HOME SALES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Written quotations available on request. All loans secured on property. Life assurance is usually required.