



Holderness Road, St. Gabriel's
Offers in excess of £450,000

**JACK
HARRISON
ESTATES**

A MAGNIFICENT TRADITIONAL 4 BEDROOM SEMI DETACHED FAMILY HOME SITUATED ON THE MUCH SOUGHT AFTER HOLDERNESS ROAD ON THE HIGHLY DESIRABLE ST. GABRIEL'S ESTATE, HEATON.

The property is conveniently positioned for access to an abundance of amenities including The Freeman Hospital, Jesmond Dene and Jesmond Dene Academy, as well as the multitude of bars and restaurants that central Heaton has to offer.

The beautifully appointed accommodation comprises: Entrance hall, lounge, sitting room, snug/study and breakfasting kitchen. To the first floor, there are 4 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, attached garage, car port and garden room.

Entrance hall: Entrance door, original wood panelled walls, 2 built in cupboards, double radiator, carpet and staircase to the 1st floor.

Lounge: 16'9 into bay x 11'8 into alcoves: Double glazed stained glass bay window to the front and window to the side, alcoves, coving to ceiling, picture rail, electric fire, double radiator and carpet.

Sitting room: 17'2 into bay x 11'8: Double glazed stained glass bay window to the rear, original wood panelled walls, real flame gas stove, telephone and television points, double radiator and carpet.

Study/snug: 13'9 x 8'5 into alcoves: Double glazed stained glass window to the front, alcoves, coving to ceiling, carpet and radiator.

Breakfasting kitchen: 14'6 x 8'3: Fitted with a range of wall and base units, work surfaces, 1 ½ bowl sink unit, built in electric oven and gas hob, extractor hood, space for washing machine, breakfast bar, coving to ceiling, double radiator, double glazed window and door to the rear.

First floor landing: Double glazed stained glass window to the side, built in cupboard, picture rail, double radiator, carpet and access to the loft space.

Bedroom 1: 17'0 into bay x 11'5: Double glazed bay window to the rear, fitted wardrobes with built in dressing table, coving to ceiling, dado rail, alcoves, carpet and 2 double radiators.

Bedroom 2: 11'0 into bay x 11'9: Double glazed stained glass window to the rear, coving to ceiling, television point, carpet and double radiator.

Bedroom 3: 13'9 x 8'2: Double glazed stained glass window to the front, built in wardrobes, built in cupboard, coving to ceiling, carpet and radiator.

Bedroom 4: 6'2 x 7'8: Double glazed stained glass window to the side, coving to ceiling, carpet and radiator.

Bathroom/WC: 10'9 x 8'2: White 4 piece suite comprising a corner bath, step in shower cubicle, hand basin and WC. Heated towel rail, spotlights, double radiator, extractor fan and double glazed frosted window to the side.

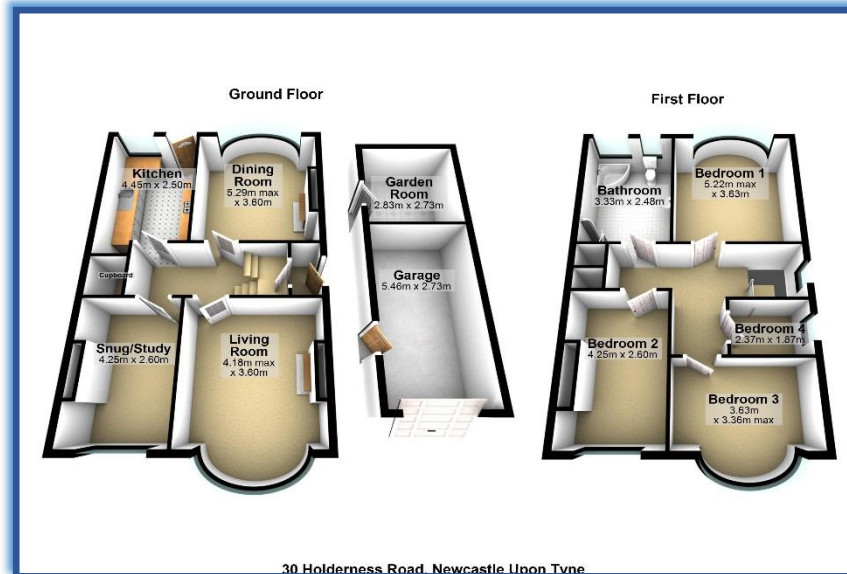
Front garden: Driveway and planted garden.

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

Garage: Attached with a garden room and car port.



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