



Langton Terrace, High Heaton
Offers in excess of £195,000

**JACK
HARRISON
ESTATES**

AVAILABLE WITH NO ONWARD CHAIN THIS STUNNING 3 BEDROOM MID TERRACE FAMILY HOME SITUATED ON THE EVER POPULAR LANGTON TERRACE, HIGH HEATON.

The property is located within close proximity of several amenities and is conveniently placed for routes to the Coast and City Centre.

The well appointed accommodation comprises: entrance hall, lounge and stunning breakfasting kitchen. To the first floor there are 3 bedrooms and luxury shower room/WC (fitted 2022).

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

Externally there are gardens to the front and rear and a driveway to the rear.

Entrance hall: Double glazed entrance door, radiator.

Lounge: 12'9 x 13'10 into alcoves: Double glazed window to the front, log burner (fitted 2023), alcoves, laminate floor, telephone point, television point and double radiator.

Breakfasting kitchen: 9'7 x 17'4: Fitted with a range of wall and base units, work surfaces, 1 1/2 bowl sink unit, integrated dishwasher, built in electric oven, built in gas hob, extractor hood, space for washing machine, part tiled walls, understairs cupboard, combination boiler, double radiator, double glazed window to the rear and double glazed door to the rear.

First floor landing: Carpet, access to roof space.

Bedroom 1: 12'10 x 9'7: Double glazed window to the front, carpet, television point and radiator.

Bedroom 2: 9'4 x 8'2: Double glazed window to the rear, carpet and double radiator.

Bedroom 3: 10'2 x 7'3: Double glazed window to the front, carpet, and radiator.

Shower room/WC: 4'8 x 8'8 (fitted 2022): White 3 piece suite comprising a step in shower cubicle with rainfall shower, hand basin and WC. Part tiled walls, tiled floor, heated towel rail and double glazed frosted window to the rear.

Front garden: Laid mainly to lawn with flower, tree and shrub borders.

Rear garden: Laid mainly to lawn with a paved walkway, 2 garden sheds, and fenced boundaries.



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