



Melville Grove, High Heaton
Offers in excess of £335,000

**JACK
HARRISON
ESTATES**

AVAILABLE WITH NO ONWARD CHAIN THIS BEAUTIFULLY APPOINTED 3 BEDROOM SEMI DETACHED FAMILY HOME SITUATED ON THE HIGHLY DESIRABLE MELVILLE GROVE, HIGH HEATON.

The property is well positioned for access to a range of amenities including The Freeman Hospital, Paddy Freeman's Park and David Lloyd Fitness Centre. The impressive accommodation comprises: Entrance porch, entrance hall, lounge, dining room, kitchen and utility room. To the first floor, there are 3 bedrooms and a 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: Entrance door, windows to the front and side.

Entrance hall: Entrance door, laminate floor, radiator, understairs cupboard and staircase to the 1st floor.

Lounge: 14'7 into bay x 11'9 into alcoves: Double glazed bay window to the front, exposed brick feature wall, alcoves, plantation shutters, television point, radiator and laminate floor.

Dining room: 14'4 into bay x 11'1 into alcoves: Double glazed bay window to the rear, alcoves, coving to ceiling, double radiator and laminate floor.

Kitchen: 8'3 x 7'3: Fitted with a range of wall and base units, work surfaces, single bowl sink unit, laminated floor and double glazed window to the rear.

Utility room: 9'0 x 9'0: Work surfaces, combi boiler, space for washing machine and tumble dryer, double glazed window and door to the rear and a door to the garage.

First floor landing: Double glazed window to the side, laminate floor and access to the loft space via loft ladder.

Bedroom 1: 15'0 into bay x 10'8 into alcoves: Double glazed bay window to the front, plantation shutters, alcoves, radiator and laminate floor.

Bedroom 2: 15'0 into bay x 10'8 into alcoves: Double glazed bay window to the rear, plantation shutters, alcoves, radiator and laminate floor.

Bedroom 3: 11'4 x 7'6: Double glazed bay window to the front, plantation shutters, radiator and laminate floor.

Bathroom/WC: 7'7 x 7'7: White 3 piece suite comprising a panelled bath with electric shower over, hand basin and WC. Airing cupboard, radiator and double glazed frosted window to the side.

Front garden: Driveway and lawned garden.

Rear garden: Laid mainly to lawn with a gravelled seating area, paved patio and walkways, and hedged and fenced boundaries.

Garage: Attached.



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