



Mitcham Crescent, High Heaton  
Offers in excess of £395,000

JACK  
HARRISON  
ESTATES

---

AVAILABLE WITH NO ONWARD CHAIN THIS STUNNING, FULLY REFURBISHED 4 BEDROOM SEMI DETACHED FAMILY HOME OCCUPYING A CORNER PLOT OF THE HIGHLY DESIRABLE MITCHAM CRESCENT, HIGH HEATON.

The property has been extensively renovated by the current owners and boasts an outstanding standard of living accommodation throughout.

The accommodation comprises: Entrance hall, lounge, dining kitchen, utility room and ground floor WC. To the first floor, there are 4 bedrooms, one boasting a luxury en suite shower room, and there is also a further luxury family bathroom/WC.

The property has UPVC double glazing and is warmed via a heat pump.

Externally, there is a 4 car driveway to the front and an exceptionally generously proportioned garden to the rear.

**Entrance hall:** Double glazed entrance door, staircase to first floor, LVT flooring, dado rail and double radiator.

**WC:** Double glazed window to the front, WC, wash hand basin, spotlights and radiator.

**Lounge: 15'0 into bay x 12'0 into alcoves:** Double glazed bay window to the front, alcoves and double radiator.

**Dining kitchen: 14'4 into bay x 18'5 into alcoves:** Fitted with a range of wall and base units, work surfaces, single bowl sink unit, work surfaces, built in electric oven and hob, extractor hood, space for dishwasher, breakfast bar, spotlights, alcoves, double radiator, double glazed window and bay window to the rear.

**Utility: 7'9 x 4'2:** Wall and base units, work surfaces, space for washing machine, vent for dryer, radiator and LVT flooring.

**First floor landing:** Carpet.

**Bedroom 1: 15'0 into bay x 10'9 into alcoves:** Double glazed bay window to the front, alcoves, carpet and double radiator.

**En suite:** 7'6 x 4'5: White 3 piece suite comprising a step in shower cubicle with rainfall shower, wash hand basin and WC. Tiled floor, part tiled walls, heated towel rail, spotlights, extractor fan and double glazed frosted window to the rear.

**Bedroom 2: 15'0 into bay x 10'9:** Double glazed bay window to the rear, built in cupboard, carpet and double radiator.

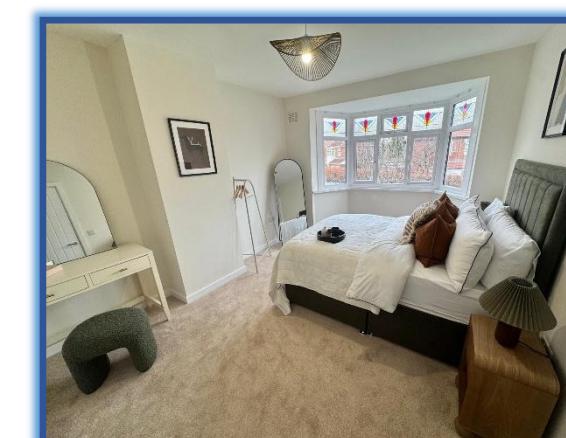
**Bedroom 3: 8'7 x 7'5:** Double glazed window to the front, carpet and radiator.

**Bedroom 4: 16'3 x 8'0:** Double glazed window to the front, carpet and double radiator.

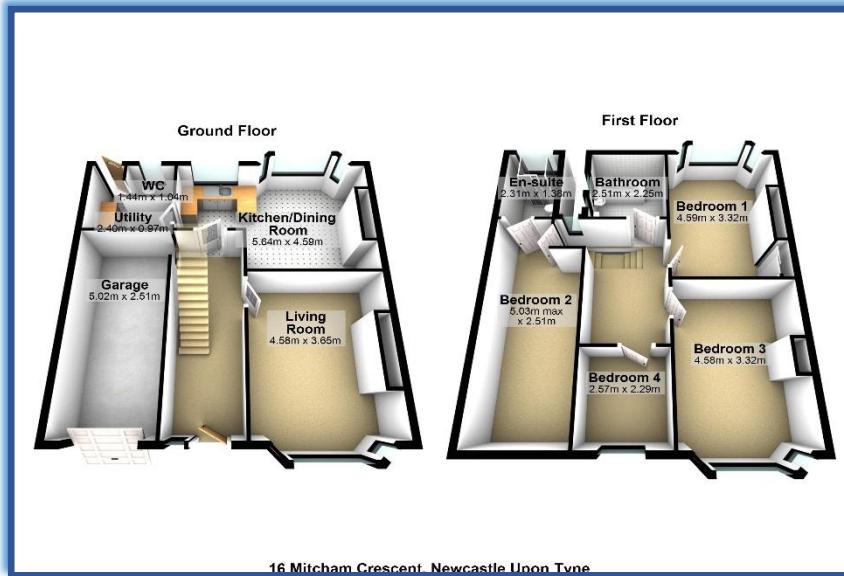
**Bathroom/WC: 8'4 x 7'4:** White 3 piece suite comprising a panelled bath with rainfall shower, hand basin and WC. Tiled floor, part tiled walls, spotlights, extractor fan and double glazed frosted window to the side.

**Front garden:** 4 car driveway.

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



**JACK  
HARRISON  
ESTATES**



JACK  
HARRISON  
ESTATES

---