



Ferndene Grove, High Heaton
Offers in excess of £175,000

**JACK
HARRISON
ESTATES**

AVAILABLE WITH NO ONWARD CHAIN THIS 2 BEDROOM FIRST FLOOR FLAT SITUATED ON THE HIGHLY DESIRABLE FERNDENE GROVE, HIGH HEATON.

The property is conveniently positioned for access to a wealth of amenities including The Freeman Hospital, Paddy Freeman's Park and Sainsbury's Supermarket.

The accommodation comprises: Entrance hall, lounge, kitchen, 2 double bedrooms and a bathroom/WC.

Additional benefits include gas central heating and double glazing.

Externally, there is a driveway to the front and a private rear garden.

First floor landing: Radiator, carpet and access to the roof space.

Entrance hall: Double glazed entrance door, staircase to the first floor.

Lounge: 14'8 into bay x 14'5 into alcoves: Double glazed bay window to the front, telephone and television points, coving to ceiling, carpet and radiator.

Kitchen: 11'5 x 9'1 into alcoves: Fitted with a range of wall and base units, work surfaces, single bowl sink unit, built in electric oven and hob, extractor hood, alcoves, coving to ceiling, radiator and double glazed window to the side.

Bedroom 1: 12'3 x 12'0: Double glazed window to the front, coving to ceiling, carpet and radiator.

Bedroom 2: 11'9 x 9'1: Double glazed window to the rear, alcoves, carpet and radiator.

Bathroom/WC: 8'4 x 5'6: White 3 piece suite comprising a panelled bath with shower over, hand basin and WC. Heated towel rail, extractor fan and double glazed frosted window to the rear.



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