



Swaledale Gardens, High Heaton  
Offers over £350,000

JACK  
HARRISON  
ESTATES

A FANTASTIC 5 BEDROOM SEMI DETACHED FAMILY HOME SITUATED WITHIN CLOSE PROXIMITY OF AMENITIES INCLUDING THE FREEMAN HOSPITAL, SAINSBURYS SUPERMARKET AND CRAGSIDE PRIMARY SCHOOL.

The tastefully extended and well appointed accommodation comprises: Entrance porch, entrance hall, lounge/dining room, kitchen and ground floor bedroom with adjoining en suite. To the first floor, there are 4 further bedrooms, one with en suite, and a family bathroom/WC. Additional benefits include gas central heating and double glazing. Externally, there is a 3 car driveway to the front and a garden to the rear.

**Entrance porch:** Double glazed entrance door, carpet.

**Entrance hall:** Entrance door, double radiator, understairs cupboard and staircase to 1<sup>st</sup> floor.

**Lounge/dining room: 27'3 into bay x 11'7 into alcoves:** Double glazed bay window to the front, double glazed window to the rear, coving to ceiling, alcoves, carpet and 2 radiators.

**Kitchen: 18'2 x 16'7:** Fitted with a range of wall and base units, 1 1/2 bowl sink unit, work surfaces, space for washing machine, combi boiler, double glazed window to the rear, double radiator and double glazed French doors to the side.

**Bedroom 5: 16'0 x 7'0:** Double glazed window to the front, carpet.

**En suite: 8'1 x 7'1:** White 3 piece suite comprising a walk in bath, hand basin and WC. Part tiled walls and extractor fan.

**First floor landing:** Carpet, dado rail and access to the fully boarded loft via loft ladder.

**Bedroom 1: 15'2 x 8'7:** Double glazed bay window to the front, fitted wardrobes, radiator and laminate floor.

**Bedroom 2: 12'3 x 9'6:** Double glazed window to the rear, built in wardrobes, radiator and laminate floor.

**Bedroom 3: 8'2 x 7'5:** Double glazed window to the front, radiator and laminate floor.

**Bedroom 4: 16'1 x 7'3:** Double glazed window to the front, double radiator and carpet.

**En suite: 6'7 x 7'2:** White 3 piece suite comprising a step in shower cubicle, hand basin and WC. Heated towel rail, extractor fan and double glazed window to the rear.

**Bathroom: 8'6 x 7'4:** White 3 piece suite comprising a panelled bath with shower over, hand basin and WC. Double radiator and spotlights.

**Front garden:** 3 car driveway.

**Rear garden:** Artificially turfed with gravelled walkways, 2 garden sheds and fenced boundaries.

