

Offers Over £300,000

Westlands, High Heaton, NE7



- Built around 1926
- Gardens to three sides
- Gas central heating
- Three bedrooms
- Driveway and garage to rear
- Double glazing
- Excellent corner site
- No onwards chain
- Very good area

For sale with no onwards chain. Please see selling notes and viewing options below.

Built around 1926 on an excellent corner site with a southerly rear garden, this attractive family home offers a great opportunity to modernise in a very good area. The house benefits from gas central heating, double glazing, and has a plot which features gardens to three sides, as well as a driveway and good sized single garage

to the rear. The area offers easy access to Paddy Freeman's park with Jesmond Dene beyond, with local schools and the Freeman Hospital within walking distance. Council tax band C. Energy rating D. Freehold.

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Main door to :

Lobby with beautiful inner stained glass panels.

Hallway

Living room (front)

Sitting room/dining room (rear)

Gas fire with back boiler for heating. Not tested.

Kitchen

Door to side garden.

First floor landing

Bedroom one

Bedroom two

Bedroom three

Bathroom

Separate w.c.

Outside

Gardens to three sides. Garden shed. Single garage and driveway to rear.

Selling notes

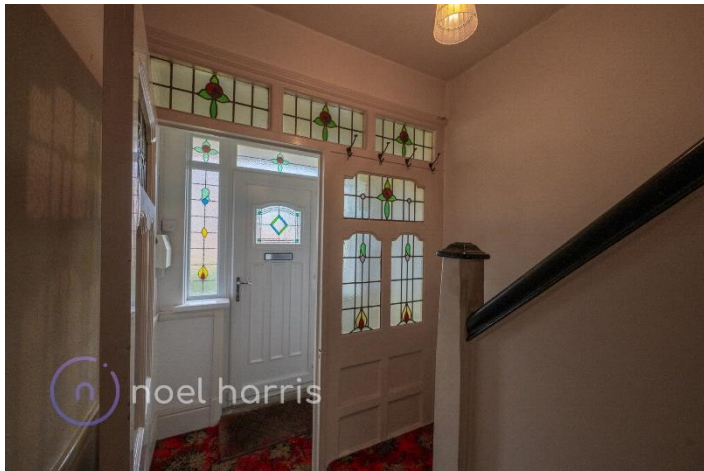
The property is being sold by an executor. Viewings will initially take place over a period of one or two weeks. Following this, the executor will assess all offers/expressions of interest, and determine if they wish to invite best and final offers by a specified date or continue with further viewings. Please see viewing options below.

Viewing options

Viewings are on 15 minute spaces, please choose a couple of options from below and we will do our best to arrange. Tuesday 15th Sept 4pm, 4.15, 4.30, 4.45, 5pm, 5.15, 5.30, 5.45 Thursday 17 Sept 4pm, 4.15, 4.30, 4.45, 5pm, 5.15, 5.30, 5.45, 6pm, 6.15, 6.30 and 6.45 Saturday 19th Sept 11am, 11.15, 11.30, 11.45, 12, 12.15, 12.30, 12.45, 1pm, 1.15, 1.30, 1.45. Tuesday 22nd Sept 4pm, 4.15, 4.30, 4.45, 5pm, 5.15, 5.30, 5.45 Thursday 24th Sept 5pm, 5.15, 5.30, 5.45, 6pm, 6.15, 6.30 and 6.45 Saturday 26 Sept 11am, 11.15, 11.30, 11.45, 12, 12.15, 12.30, 12.45

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		83
(81-91) B		
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	









Directions

Location



VIEWING BY APPOINTMENT WITH AGENTS NOEL HARRIS HOME SALES

Spaceworks,Benton Park Road,South Gosforth,Newcastle upon Tyne,Tyne and Wear,NE7 7LX T: 01914862029 E: noel@noelharris.co.uk W: www.noelharris.co.uk

General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER NOEL HARRIS HOME SALES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Written quotations available on request. All loans secured on property. Life assurance is usually required.