



Stokesley Grove, High Heaton
Offers in excess of £290,000

**JACK
HARRISON
ESTATES**

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

The property is conveniently located for access to a wealth of amenities including The Freeman Hospital, Paddy Freeman's Park and Cragside Primary School.

The accommodation comprises: Entrance hall, lounge, dining room, kitchen, utility room and ground floor WC. To the first floor, there are 3 bedrooms and a good size 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 hall: Double glazed entrance door, picture rail, double radiator and staircase to the 1st floor.

WC: Low level WC, wash hand basin.

Lounge: 15'0 into bay x 12'6 into alcoves: Double glazed bay window to the front, fitted gas fire, alcoves, coving to ceiling, carpet and radiator.

Dining room: 12'5 x 12'1 into alcoves: Double glazed window to the rear, fitted gas fire, alcoves, coving to ceiling, carpet and double radiator.

Kitchen: 9'8 x 7'1: Fitted with a range of wall and base units, work surfaces, single bowl sink unit, part tiled walls, understairs area and double glazed window to the rear.

Utility: 11'0 x 7'4: Work surfaces, space for washing machine, double glazed window and door to the rear, and a door to the garage.

First floor landing: Double glazed stained glass window to the side, carpet and access to the loft space.

Bedroom 1: 15'2 into bay x 11'0 into alcoves: Double glazed bay window to the front, alcoves, picture rail, carpet and radiator.

Bedroom 2: 12'5 x 11'0 into alcoves: Double glazed window to the rear, alcoves, picture rail, carpet and radiator.

Bedroom 3: 8'9 x 8'2: Double glazed window to the front, picture rail, carpet and double radiator.

Bathroom/WC: 8'3 x 8'2: White 3 piece suite comprising a panelled bath with shower over, hand basin and WC. Airing cupboard housing the combi boiler, radiator and double glazed frosted windows to the side and rear.

Front garden: Garden and driveway.

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

Garage: Attached with electric door.



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