



Derwentdale Gardens, High Heaton
Offers in excess of £310,000

**JACK
HARRISON
ESTATES**

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

The property is conveniently positioned for access to an abundance of amenities including Cragside Primary School, The Freeman Hospital and Jesmond Dene.

The beautifully appointed accommodation comprises: Entrance hall, WC, lounge, dining kitchen and conservatory. To the first floor, there are 3 bedrooms and a luxury shower room/WC.

Additional benefits include gas central heating and double glazing.

Externally, there is a driveway to the front, gardens to the front and rear and an attached garage.

Entrance hall: Double glazed entrance door, staircase to 1st floor, tiled floor and radiator.

WC: WC, hand basin, tiled walls, tiled floor and extractor fan.

Lounge: 12'9 x 11'8: Double glazed window to the front, coving to ceiling, television point, carpet, double radiator and doors leading to the dining kitchen.

Dining kitchen: 10'5 x 27'7: Fitted with a range of wall and base units, work surfaces, single bowl sink unit, built in electric oven and gas hob, extractor hood, integrated dishwasher, microwave and fridge/freezer, double radiator, door to the garage, double glazed window to the rear and double glazed patio doors to the conservatory.

Conservatory: 6'5 x 12'5: Double glazed windows to the rear and side, laminate floor and double glazed door to the garden.

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

Bedroom 1: 13'5 x 10'3: Double glazed window to the front, fitted wardrobes, carpet and radiator.

Bedroom 2: 12'6 x 8'4: Double glazed window to the rear, built in wardrobes, carpet and radiator.

Bedroom 3: 7'6 x 9'0: Double glazed window to the rear, carpet and radiator.

Shower room/WC: White 3 piece suite comprising a step in shower cubicle, hand basin and WC. Part tiled walls, tiled floor, extractor fan, spotlights and double glazed frosted window to the side.

Front garden: Driveway and lawned garden.

Rear garden: Mainly paved with a lawned area fenced boundaries.

Garage: Attached.



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