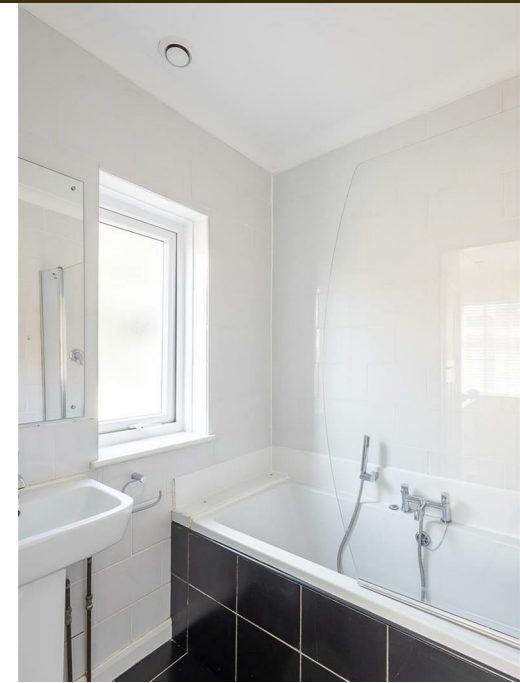




****AVAILABLE IMMEDIATELY****

****UNFURNISHED** **OFF STREET PARKING****

Tucked away just off Benton Road, backing on to Heaton Cemetery, sits this superb semi-detached house ideally for a professional couple or small family. Located on Hilden Gardens, High Heaton, this extended house offers all the comforts of modern living and is situated close to good transport links to both city centre and the Coast, as well as choice of local shops and good schools.

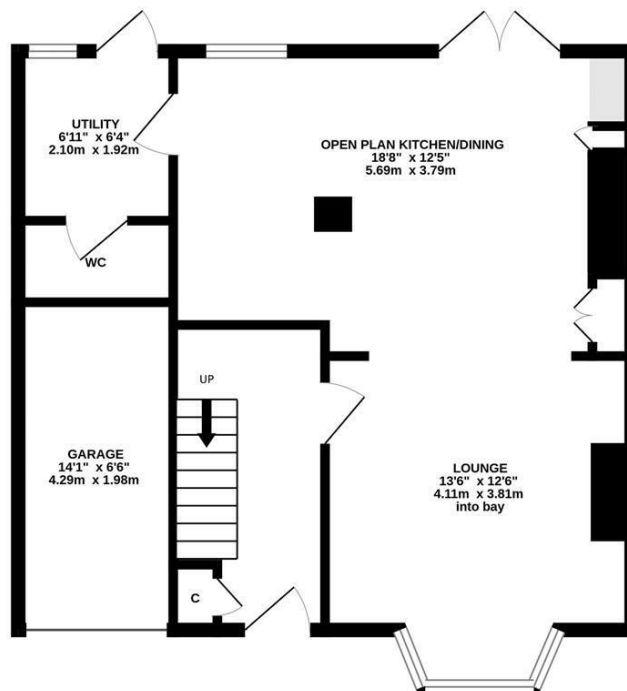
Well presented throughout, the accommodation briefly comprises; entrance hallway with storage cupboard and stairs to first floor landing; spacious open plan living on the ground floor include a lounge with bay window, bespoke gas fire, alcove shelving and wall mounted TV bracket & wiring set up; dining room area with alcove storage and French doors leading to back garden, open plan to a modern fitted kitchen with wood work tops, appliances, spot-lighting and laminate wood flooring throughout; separate utility room with door leading to rear garden; ground floor WC. There is also an integral garage, ideal for storage or parking a small car. First floor comprises two double bedrooms, both with fitted wardrobes; fully tiled bathroom and separate WC. Externally there is a good sized, low maintenance garden which is not overlooked at the rear. To the front, driveway large enough to park two vehicles providing ample off street parking.

Available on an unfurnished basis, boasting both gas central heating and double glazing throughout.

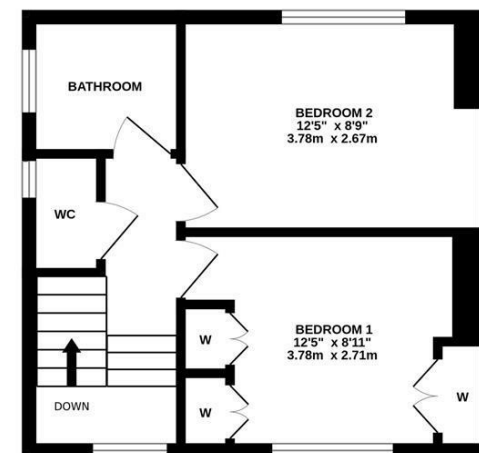
Available Immediately | £1,350pcm | Extended Semi-Detached House | Unfurnished | 906 Sq ft (84.2 m2) | OPen Plan Reception | Lounge Area | Dining Area | Modern Kitchen | Two Double Bedrooms | Utility | Ground Floor WC | Bathroom & Separate WC | Front Driveway | Garage | Rear Garden | DG & GCH | Excellent High Heaton Location | Council Tax Band: B | EPC Rating: D



GROUND FLOOR
586 sq.ft. (54.5 sq.m.) approx.



1ST FLOOR
320 sq.ft. (29.7 sq.m.) approx.



TOTAL FLOOR AREA : 906 sq.ft. (84.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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£1,350 PCM

IMPORTANT NOTE: These particulars and the descriptions and measurements herein do not constitute representation and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.

