





- Semi-Detached Home
- Well-Presented
- Three Bedrooms
- Utility
- Double Glazing
- Garage + Driveway
- Desirable Area
- Local Facilities
- Transport Links
- Council Tax Band \*C\*





## SEMI-DEATCHED | THREE BEDROOMS | UTILITY

Jan Forster Estates welcome to the sale market this very well-presented semi-detached home, positioned in High Heaton.

High Heaton is a desirable residential area and offers a wealth of local facilities nearby, including shops, parks and the Freeman Hospital, as well as great public transport links to the coast and Newcastle city centre.

The property briefly comprises to the ground floor: entrance hallway, lounge, beautiful kitchen-diner with top and floor units and a seating bar area, as well as French doors opening onto the rear garden. There is also a handy utility with a ground floor WC and further garden access. Off the landing to the first floor, you are presented with three good-sized bedrooms- bedroom one and two with feature bay windows, and a modern four-piece family bathroom WC. The property further benefits from double glazing and gas central heating.

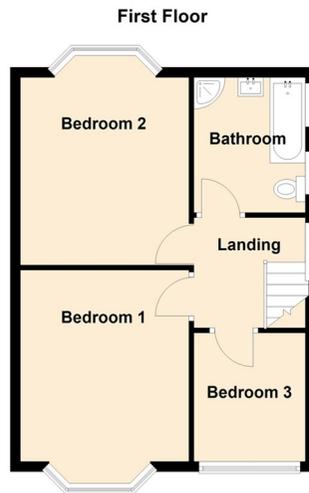
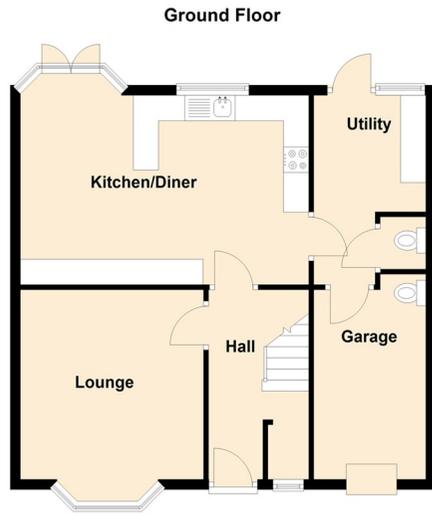
Externally, there is a double block-paved driveway to the front offering off-street parking that leads up to the attached garage. To the rear, you can find a charming garden with patio and lawn areas- ideal for entertainment and alfresco dining during the long summer days.

For more information and to book a viewing, please, call our High Heaton team on 0191 270 1122.

### Tenure

The agent understands the property to be freehold. However, this should be confirmed with a licenced legal representative.

Council Tax band \*C\*



Lounge 12'2" x 11'11" (3.71 x 3.65 )

Kitchen-Diner 18'8" x 12'2" (5.70 x 3.72)

Utility 10'0" x 7'2" (3.07 x 2.20)

Bedroom One 12'5" x 10'10" (3.79 x 3.31)

Bedroom Two 12'2" x 10'10" (3.71 x 3.32)

Bedroom Three 12'3" x 7'6" (3.74 x 2.31)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>73</b>	<b>85</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## The difference between house and home

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