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- Semi Detached Home
- Three Bedrooms
- Off Street Parking
- Gated Access to Park
- Viewing Recommended
- Great Location
- No Upper Chain
- South Facing Rear Garden
- Council Tax Band *C*
- Call For More Information





**** Video Tour on our YouTube Channel | <https://youtu.be/PxZi-xpv2qI> ****

Situated in a popular residential location, this well-presented three-bedroom semi-detached home is offered with no upper chain, making it an ideal choice for families or first-time buyers.

The Heaton area offers the perfect blend of urban convenience and community charm. Known for its tree-lined streets, stylish properties, and an eclectic mix of local cafés, bars, and independent shops - particularly along the ever-popular Chillingham Road and Heaton Road. There are also excellent transport links in the area making commuting into Newcastle and the wider region effortless.

Internally the property briefly comprises: - entrance porch, hallway with storage, bright and airy lounge dining room with French doors to the rear, kitchen with fitted wall and floor units, integrated oven and hob, and a handy utility room with access to the rear. To the first floor there are three good sized bedrooms and a contemporary family shower room WC with contrasting fixtures.



Externally, there is a block paved driveway to the front, with space for two cars, leading to the attached garage. The rear of the property truly sets this home apart. It boasts an extensive, South-facing garden with a patio area, lawn and mature borders - perfect for families, entertaining, or simply relaxing in a private setting. Uniquely, the garden benefits from private gated access directly into Iris Brickfield Park, offering a desirable connection to green space right on your doorstep.

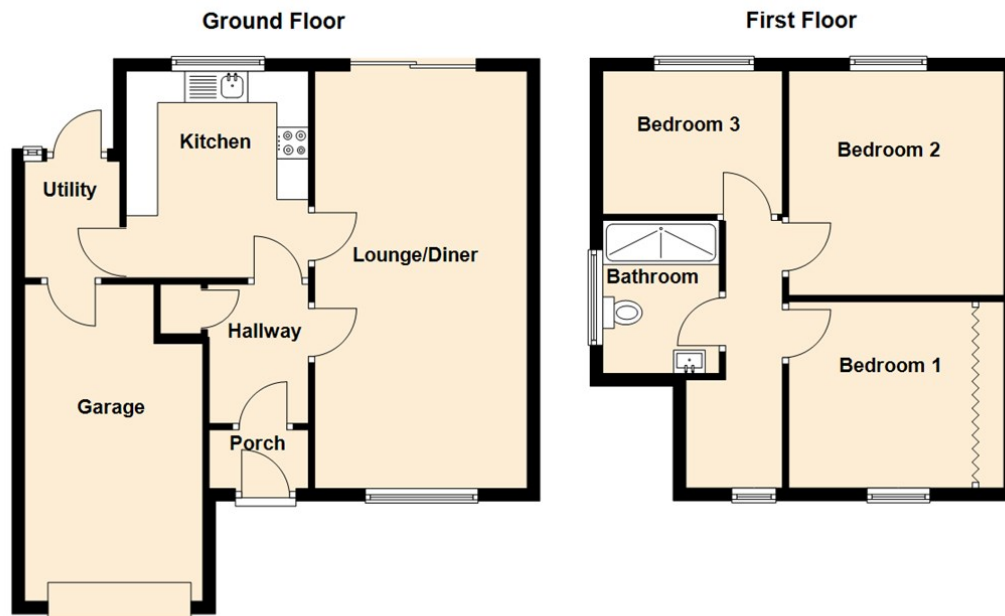
Additional features include gas central heating and double glazing throughout, ensuring comfort and efficiency year-round.

For more information and to arrange a viewing, please call out Heaton branch 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 11'0" x 22'4" (3.37 x 6.81)

Kitchen 9'4" x 10'9" (2.86 x 3.28)

Bedroom One 11'1" x 11'10" (3.40 x 3.61)

Bedroom Two 11'1" x 11'8" (3.39 x 3.58)

Bedroom Three 9'6" x 7'6" (2.90 x 2.31)

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

The difference between house and home

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