



### 3 bed semi-detached house to

„ High Heaton, Newcastle upon Tyne, Tyne and Wear, NE7

**£325,000** Starting Bid

 x3  x1  x2

Tenure

**Freehold**

Permit Parking parking

### Property features

- ✓ Three Bedrooms
- ✓ Semi-Detached House
- ✓ No Upper Chain
- ✓ Close to Local Amenities and Transport Links
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: ADSL copper wire
- ✓ Mobile signal: Good

## Description

For sale via online auction. Fees apply.

Appealing to a wide variety of buyers is this larger than average semi-detached property located on a desirable street in High Heaton. The property is well located providing easy access to Paddy Freemans Park leading to Jesmond Dene and is a short walk from the Freeman Hospital whilst being located close to local schools, amenities and transport links to Newcastle City centre.

The accommodation boasts original features and briefly comprises; impressive entrance hall with stairs to the first floor, lounge to the front with walk in bay window, dining room to the rear, kitchen to the rear of the property with a good range of wall and base units, complimenting work surfaces, white composite one and a half sink with mixer tap, tiled splashback, space for appliances, pantry style cupboard, UPVC double glazed window and radiator and utility room. To the first floor there are three bedrooms, modern bathroom and separate WC.

Externally to the front is a private garden which is mainly paved with mature planted area and driveway parking which leads to the attached garage and to the rear is private garden which is mainly laid to lawn with paved path, mature planted borders and fenced boundaries.

The property benefits from UPVC double glazing and gas central heating.

Council Tax Band: C

Tenure: Freehold

Price: Starting Bid £325,000

Property Type: Semi-detached house

Parking: Permit Parking, Driveway & Garage

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire, Cable, FTTC (fibre to the cabinet), FTTP (fibre to the premises)

Mobile signal coverage: Good

## Entrance Hall

With doors off to the lounge, dining room, kitchen and stairs to the first floor.



## Dining Room

4.65m x 4.37m (15'3" x 14'4")

UPVC double glazed walk in bay window to the front, feature fireplace, stripped timber flooring and radiator.



## Lounge

4.81m x 4.33m (15'9" x 14'2")

UPVC double glazed walk in bay window to the rear, gas fire set into feature surround and radiator.



## Kitchen

3.30m x 2.94m (10'9" x 9'7")

To the rear of the property with a good range of wall and base units, complimenting work surfaces, white composite one and a half sink with mixer tap, tiled splashback, space for appliances, pantry style cupboard, UPVC double glazed window and radiator.



## Utility Room

3.72m x 1.59m (12'2" x 5'2")

Just off the kitchen this handy utility room comprises; space for tumble dryer, plumbed for washing machine, hand wash basin, partially tiled walls, tiled floor, door to the garage, UPVC double glazed door leading to the garden, UPVC double glazed window and radiator.

## First Floor Landing

With doors off to the bedrooms, bathroom and separate WC.

## Master Bedroom

UPVC double glazed walk in bay window to the front, feature fireplace, built in wardrobes and radiator.



## Bedroom Two

4.10m x 3.45m (13'5" x 11'3")

UPVC double glazed window to the rear, feature fireplace, built in wardrobes and radiator.



## Bedroom Three

2.66m x 2.65m (8'8" x 8'8")

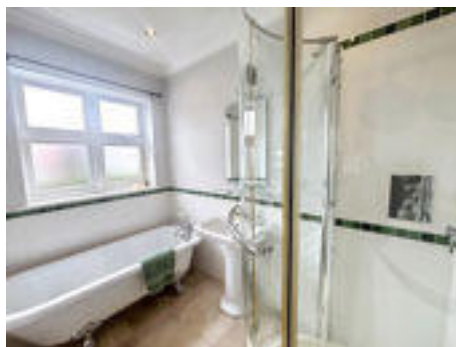
UPVC double glazed window to the front and radiator.



## Bathroom

2.67m x 1.81m (8'9" x 5'11")

White three piece bathroom suite comprising; freestanding bath, corner shower cubicle, pedestal hand wash basin, partially tiled walls, tiled flooring, under floor heating, UPVC double glazed window and heated towel rail.



## WC

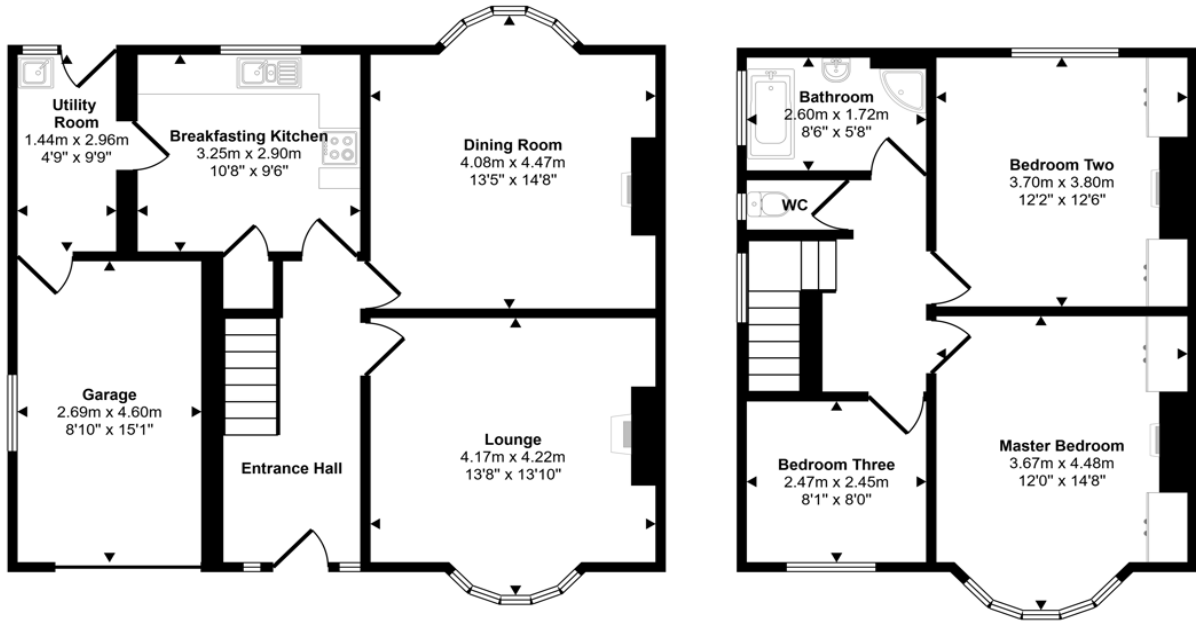
Separate WC with low level WC, partially tiled walls, tiled floor, underfloor heating and UPVC double glazed window.



## **Garden**

South facing well manicured private rear garden mainly laid to lawn with mature planted borders paved path and fenced boundaries

Approx Gross Internal Area  
124 sq m / 1330 sq ft



Ground Floor  
Approx 73 sq m / 786 sq ft

First Floor  
Approx 50 sq m / 543 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>	64	
(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, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

,, High Heaton, Newcastle upon Tyne, Tyne and Wear, NE7

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