

£315,000
Westlands, High Heaton, NE7



- One of High Heaton's finest locations
- Three bedrooms
- Gas combi heating, new boiler in 2022.
- Close to Freeman Park & Jesmond Dene
- Larger sized rear garden
- Double glazing
- 1920's semi detached house
- Driveway and garden to front
- No chain

This three bedroomed semi-detached house is situated in one of High Heaton's finest streets, with popular schools, Paddy Freeman's Park, shops, and the Freeman Hospital all within a few minutes' walk. The house has gas combi central heating with a new boiler in July 2022, double glazing and a larger than average rear garden. To the front there is an established garden, driveway and a smaller sized garage ideal for bikes and other storage.

The rooms have good natural light with a westerly aspect to the front. With no chain

involved we are expecting a good level of interest.
Council tax band C, energy rating C. Freehold.

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Hallway

With radiator and cloaks cupboard.

Living room

4.03m x 4.19m (13'3" x 13'9")

With bay window, radiator and firesurround.

Dining room

3.50m x 3.78m (11'6" x 12'5")

With radiator. Lovely aspect over garden.

Kitchen

2.13m x 2.25m (6'12" x 7'5")

With fitted units, laminated work surfaces. Gas cooker point. Plumbed for washer. Door to :

Outhouse

2.80m x 2.63m (9'2" x 8'8")

With door to garden.

First floor landing

Bedroom one

2.49m x 3.62m (8'2" x 11'11")

With radiator and fire surround.

Bedroom two

3.30m x 3.36m (10'10" x 11'0")

With radiator and fire surround. Lovely views over garden.

Bedroom three

2.75m x 2.42m (9'0" x 7'11")

With radiator.

Bathroom

With heated towel rail, cupboard with gas combi boiler. Whites suite with shower over bath, wash basin and w.c.

Externally

Established garden and driveway to front. Smaller sized garage ideal for bike storage. Larger sized rear garden with lawn.

Utilities

The house is connected to mains gas, water, electricity and drainage. There is high speed broadband available in the street. The house is not known to be a mobile drop out zone but this must be checked upon visiting the house.

Mining

This house is not known to be affected by mining but due to the rich mining heritage of Newcastle, this must be checked by your solicitor prior to exchange of contracts.

Floor plan and room sizes

These are provided for guidance only and should not be relied upon for any other purpose.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		84
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

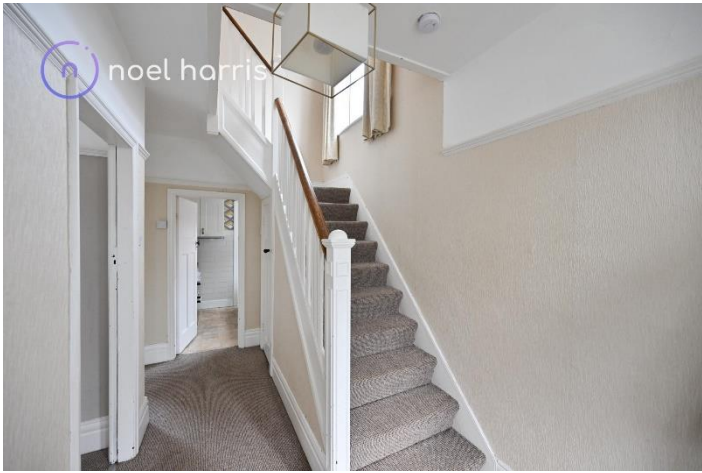




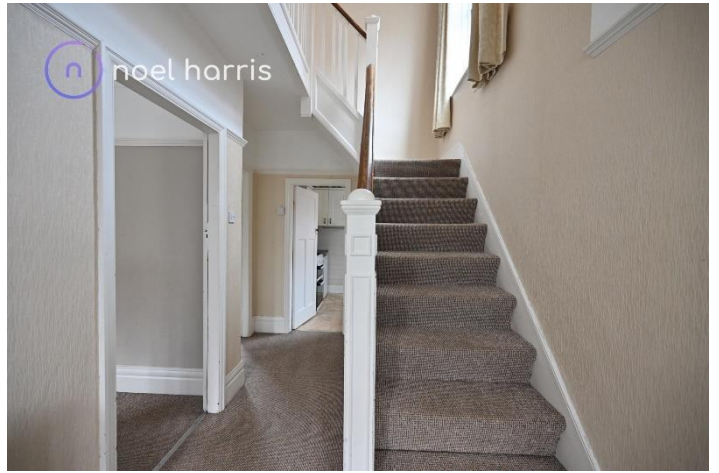
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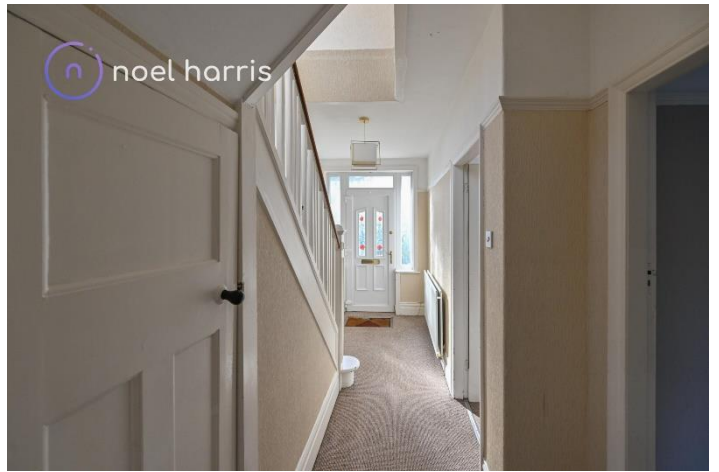
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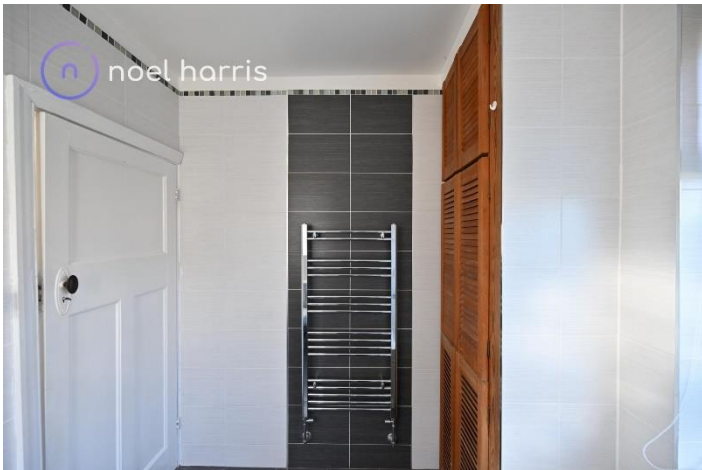
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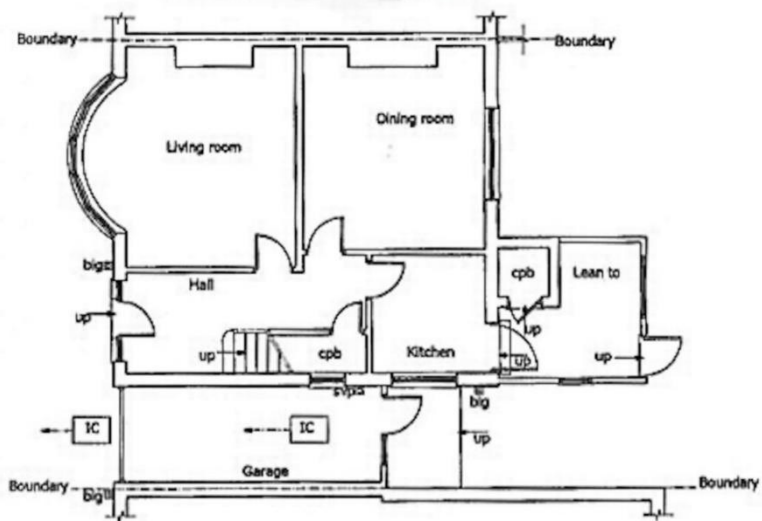
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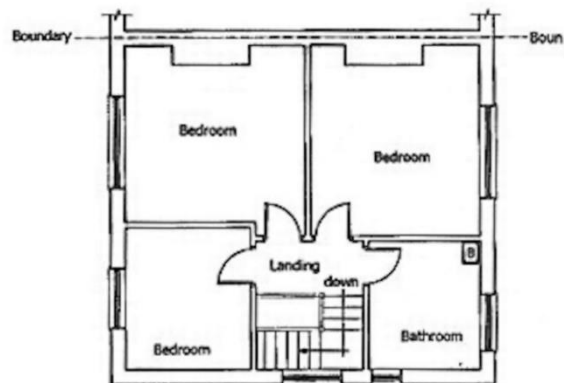
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EXISTING GROUND FLOOR PLAN
 scale 1:100



EXISTING FIRST FLOOR PLAN
 scale 1:100

Directions

Location



VIEWING BY APPOINTMENT WITH AGENTS NOEL HARRIS HOME SALES

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Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

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