



Teviotdale Gardens, High Heaton  
Offers in excess of £295,000

**JACK  
HARRISON  
ESTATES**

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A STUNNING 3 BEDROOM SEMI DETACHED FAMILY HOME SITUATED ON THE HIGHLY DESIRABLE TEVIOTDALE GARDENS, HIGH HEATON.

The property is located within easy reach of amenities including Paddy Freeman's Park, The Freeman Hospital and Cragside Primary School.

The beautifully appointed accommodation comprises: Entrance hall, lounge, a stunning living/dining kitchen and a utility room.

To the first floor, there are 3 bedrooms and a good size family bathroom/WC. Additional benefits include UPVC triple glazing (installed 2023) and gas central heating via combination boiler (installed 2022).

Externally, there are gardens to the front and rear, a driveway to the front and an attached garage.

Entrance hall: Double glazed entrance door, staircase to first floor, spotlights, radiator and carpet.

Lounge: 14'6 into bay x 11'6 into alcoves: Triple glazed bay window to the front, alcoves, coving to ceiling, picture rail, electric fire, double radiator and carpet.

Living/dining kitchen: 14'7 x 18'1: Fitted with a range of wall and base units, built in electric oven, built in electric hob, extractor hood, integrated dishwasher, under cabinet lighting, part tiled walls, coving to ceiling, understairs cupboard, double radiator, triple glazed window to the rear and double glazed French doors to the rear garden.

Utility: 8'3 x 7'8: Space for washing machine, vent for dryer, built in cupboard, double glazed window to the rear and double glazed door to the rear.

First floor landing: Triple glazed window to the side, carpet and access to the roof space via loft ladder.

Bedroom 1: 14'5 x 9'0: Triple glazed bay window to the front, coving to ceiling, fitted wardrobes, carpet and radiator.

Bedroom 2: 12'4 x 10'0: Triple glazed window to the rear, alcoves, carpet and radiator.

Bedroom 3: 8'4 x 7'1: Triple glazed window to the front, carpet and double radiator.

Bathroom/WC: 8'6 x 7'8: White 3 piece suite comprising a panelled bath with electric shower over, pedestal wash hand basin and low level WC. Part tiled walls, airing cupboard housing the combi boiler spotlights and triple glazed frosted window to the side and rear.

Front garden: Driveway and gravelled garden.

Rear garden: laid mainly to lawn with a decked patio, flower, tree and shrub borders, and fenced boundaries.

Garage: Attached.

