



This recently refurbished, three bedroom, semi-detached family home located Broxholm Road, within the popular St Gabriel's Estate, Heaton. Broxholm Road, situated close to excellent local schooling, is also perfectly placed to give easy access to Jesmond Dene, the café culture of Heaton Road as well as excellent transport links into the city and beyond.

Boasting close to 1,400 Sq ft, the accommodation briefly comprises: entrance hall with staircase to first floor and access to the ground floor w/c; lounge, open to the dining area with walk in bay and log burning stove; spacious open plan dining area with walk in bay, through to kitchen with fitted wall mounted storage and breakfasting island leading round to a newly converted play room doors out to the rear garden. To the first floor, three bedrooms, the larger two both comfortable doubles, bedroom two with fitted storage and family bathroom, fully fitted with four piece suite. Externally to the rear, the property benefits from a pleasant garden with outside storage and fenced boundaries. To the front, a lawned area with block paved driveway providing off street parking and a garage with roller shutter door. Fully double-glazed, with gas 'combi' central heating, this great family home simply demands an early internal inspection.

Semi-Detached | 1,391 Sq ft (129.2 m<sup>2</sup>) | Three Bedrooms | Spacious Kitchen Dining Area | Play Room | Ground Floor WC | Family Bathroom | Pleasant Rear Garden | Garage | Driveway | Excellent Location | Well Presented | GCH & DG | Freehold | Council Tax Band D | EPC Rating: C

EPC:C

Offers Over £380,000

**IMPORTANT NOTE:** These particulars and the descriptions and measurements herein do not constitute representation and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.

