













Positioned on an enviable corner plot, this delightful, larger style three bedroom semi-detached home is ideally located on Cotswold Gardens, High Heaton. Situated close to excellent local schooling, Cotswold Gardens is well

placed to provide easy access to Paddy Freeman's Park and is also a stone's-throw from the Freeman Hospital and within a short stroll to Jesmond Dene and within walking distance to the cafés, shops and transport links of Newton Road.

Boasting many original features and offering over 1,350 Sq ft over two floors, the accommodation briefly comprises: entrance hall with feature panelling and stairs to first floor; sitting room with walk in bay and feature fireplace; dining room, again with walk in bay and feature fireplace; kitchen with fitted units, work surfaces and a handy pantry providing additional storage; utility room with rear door access and integral garage access. The first floor landing gives access to; three bedrooms, bedrooms one and two both sizeable doubles with fitted wardrobe storage and bedroom one with walk in bay; family bathroom with separate WC.

Externally, enclosed and well manicured gardens to both the front and side, laid mainly to lawn with a mixture of planting, gravelled areas, a paved driveway providing off-street parking, leading to the integral garage measuring 16ft. Early viewings are advised to avoid disappointment.

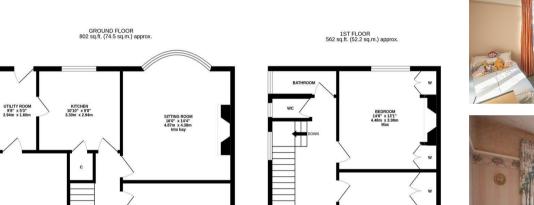
Semi-Detached Family Home | 1,364 Sq ft (126.7m2) | Three Bedrooms | Sitting Room | Dining Room | Kitchen | Utility Room | Family Bathroom with Separate WC | Front Driveway | Mature Gardens to Front & Rear | Great Location | Freehold | Council Tax Band C | EPC: D

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BEDROOM 9'2" x 8'9" 2 79m x 2 67m





## Offers Over £365,000



GARAGE 16'6" x 9'3" 5 03m x 2 81m





