



****AVAILABLE IMMEDIATELY** **FURNISHED**
****SOUTH FACING REAR GARDEN** **GARAGE******

An immaculate three bedroom semi-detached family home found in ever popular High Heaton. Ideally located on Heathdale Gardens, situated close to excellent local schooling and well placed to provide easy access to Paddy Freeman's Park, the Freeman Hospital as well as a choice of local cafés, shops and transport links.

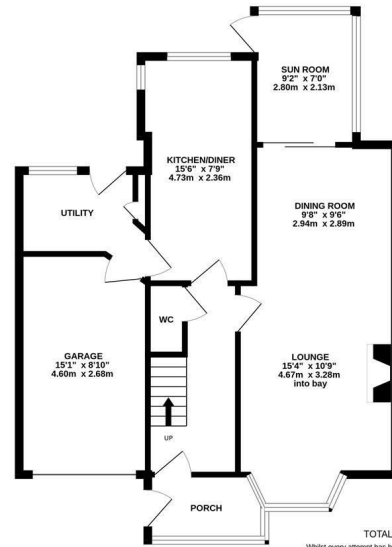
Situated on the East end of the street, the accommodation briefly comprises; entrance porch through to hallway with under-stairs WC on the ground floor; a spacious open plan reception space measuring over 25ft, a lounge area to the front with bay window and feature gas fireplace, dining room area to the rear leading to a separate south facing sun room; kitchen/diner with appliances and door leading to a utility room; integral garage measuring 15ft with up & over garage door; the first floor landing leads to three bedrooms, all comfortable doubles, the master of which to the front with bay window and fitted wardrobe space; modern family bathroom WC, with spot-lighting, tiled walls and three piece suite. Externally there is a delightful south facing garden to the rear, with both patio and lawn areas, mature shrubs and fenced boundaries. To the front, a driveway providing off street parking for one vehicle as well as further on street permit parking being available.

Available on a furnished basis with gas central heating and double glazed windows throughout. A superb property, ideal for a family or two professional sharers.

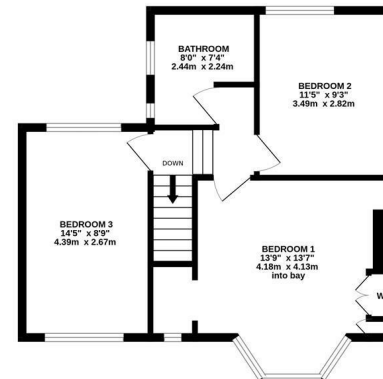
Available Immediately | £1,450pcm | Semi-Detached House | Furnished | 1,224 Sq ft (113.7 m2) | South Facing Rear Garden | Three Double Bedrooms | Open Plan Lounge/ Dining Room | Kitchen/Diner | Sun Room | Utility | Family Bathroom WC | Ground Floor WC | Garage | Driveway Parking | Great Location | On Street Permit Parking | GCH & DG | Council Tax Band C | EPC: D



GROUND FLOOR
716 sq.ft. (66.5 sq.m.) approx.



1ST FLOOR
508 sq.ft. (47.2 sq.m.) approx.



TOTAL FLOOR AREA: 1224 sq.ft. (113.7 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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£1,450 PCM

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.

